Prepared by:
Jack G. Heffington, Attorney
P.O. Box 1658
Shelbyville, Tn. 37162.

Send Tax Bill to:
Roger Richards
141 Church Cross Road
Bell Buckle, TN. 37020.
Map and Parcel
69 35

Karen Johnson Davidson County
Batch # 1374721 DEEDWARR
02/02/2026 01:46:37 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20260202-0006997

WARRANTY DEED

For and in consideration of good and valuable consideration as set forth in the Will of Gus Richards Jr., I, Roger Richards, the Executor under the Will of Gus Richards Jr., filed for Probate in the Probate Court of Bedford Co., TN. Case number 33939 dated April 21,2022, herein after the Grantor does hereby grant, transfer and convey unto the heirs named in the above Will each an undivided interest as follows: Troy Richards thirty (30) percent, Georgia Richards thirty (30) percent, Wilhelmina Richards thirty (30) percent, Joni Ellis Chesire two and half (2.5) percent, Richards Jason Ellis two and half (2.5) percent, and Roger Richards five (5) percent their heirs and assigns that certain tract or parcel of land in Davidson Co. TN. described as follows, to wit:

Land in the 13th Civil District of Davidson County, State of Tennessee, described as follows:

Beginning at the iron pin said point being the Southeasterly corner of a 2.08 acre tract, formerly owned by Mrs. O.H. Abernathy, Sr., thence 344' N. – 4 degrees – E. to an iron pin in the boundary of Abernathy Road, thence S. 86 degrees W. 255' to a point in Clarksville Highway, then south along said Clarksville Highway to a point in the Northeasterly corner of the James Wilson property as of record in Book 1285, page 267, Register's Office of Davidson County, thence West 378.5' to the beginning.

Being the same property conveyed to O.H. Abernathy, Jr. and wife, Brenda J. Abernathy, by Deed as of record in Book 6008, page 266, as corrected in Book 8136, page 533, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Gus Richards, Jr. as described in Deed of Correction at DB 8140 page 401 of the Register of Deeds Office of Davidson Co., TN. also known as 3837 Clarksville Pike, Nashville, TN. 37218

This conveyance is subject to any and all existing easements and restrictions of record.

To have and to hold said tract belonging to the Estate of Gus Richard, Jr. his heirs and assigns, forever.

I covenant that I as Executor of the said Estate have a good and lawful right to transfer and convey, the same and that it is free and unencumbered except for restrictions of record, if any.

Signed and executed this 14th day of January, 2026.

Roger Richards

Executor under the Will of

Gus Richards, Jr.

State of Tennessee

County of Bedford

Personally appeared before the undersigned Notary, the within named Executer and Grantor, Roger Richards who acknowledged that he

executed the foregoing instrument, Warranty Deed, for the purposes therein contained.

Witness my hand and official seal this 14th day of January, 2026.

My commission expires: 12/17/29 Bonnie Scarlet Spencer

Notary Public

BONNIE SCARLET SPENCER
STATE OF TENNESSEE
NOTARY PUBLIC
BEDFORD COUNTY

Affidavit

I hereby swear or affirm that the actual consideration is NONE and that this property was transferred by the Executor is accordance with the terms of the Will.

Roger Richards

Roger Richards

Affiant

Subscribed and sworn to before this 14th day of January ,202 6 .

My commission expires: 12/17/29

Bonnie Scarlet Spencer

Notary Public

