THIS INSTRUMENT WAS PREPARED BY INFORMATION FURNISHED BY THE PARTIES. THE PREPARER MAKES NO CLAIM OR WARRANTIES AS TO THE STATUS OF THE TITLE.

Karen Johnson Davidson County
Batch # 1376944 DEEDQC
02/06/2026 10:44:56 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20260206-0008701

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $-0.

Affiant

Subscribed and sworn to before me, this 22 day of January, 2026.

Notary Public

My commission expires: 7-22-29

KAREN K. VALENTINE
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY

THIS INSTRUMENT WAS PREPARED BY:
SIGNATURE TITLE SERVICES, LLC
636 GRASSMERE PARK, SUITE 130A
NASHVILLE, TN 37211

QUITCLAIM DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Erin Dias, Trustee of The Richardson Family Trust	**New Owner(s)**	**160140B11900CO**
PO BOX 695	**PO BOX 695**	
Madison, TN 37116	**Madison, TN 37116**	

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid by the herein GRANTEE, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Peggy Marie Richardson, a single person** " GRANTOR", by these presents, does hereby quitclaim and convey unto **Erin Dias, Trustee of The Richardson Family Trust,** herein called "GRANTEE," it successors and assigns, all of his rights, title and interests in and to a certain tract or parcel of land in **Davidson County, Tennessee.**

Land in Davidson County, Tennessee, being Unit No. 5823, Plan of Brentwood Trace Condominiums, 2nd Revision, of record in Book 5200, Page 219, as revised in Book 5200, Page 261, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description of said property.

Being the same property conveyed to Peggy Marie Richardson, a single person, by Warranty Deed from Thomas Logan Downs, a single man, and Erin S Downs, a married woman, dated June 9, 2021, of record in Instrument No. 20210614-00800081, in the Register's Office for Davidson County, Tennessee.

This is **improved** property known as: 5823 Brentwood Trace, Brentwood TN 37027

WITNESS our hands this 22nd day of January 2026.

Peggy Marie Richardson

Peggy Marie Richardson

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, a Notary Public of said County and State, **Peggy Marie Richardson,** the within named Grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 22 day of January, 2026.

Karen K. Valentine

Notary Public

My Commission Expires: 7-22-29

KAREN K. VALENTINE
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY