NAME AND ADDRESS OF NEW OWNER:
SEND TAX BILLS TO:
Darrell Evans, Lisa Evans, and Paul Hardison
7865 Old Charlotte Pike
Nashville, TN 37209

Karen Johnson Davidson County
Batch# 1387828 DEEDWARR
03/03/2026 04:06:30 PM 3 pgs
Fees: $18.00 Taxes: $1,653.90
20260303-0016968

THIS INSTRUMENT PREPARED BY:
T. SCOTT DANIEL, ESQ.
Three Rivers Title, LLC
129 North Court Square
Waverly, TN 37185

MAP & PARCEL NO: 113-00-0-089 (Portion of)

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **TEDDY H. RICHARDSON, JOHN RAYMOND RICHARDSON, AND WILLIAM JOSEPH RICHARDSON**, "the Grantor(s)," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **DARRELL EVANS and spouse, LISA EVANS, as to an undivided one-half (1/2) interest, and to PAUL HARDISON, and spouse, ERIKA HARDISON, as to an undivided one-half interest, as tenants in common with right of survivorship,** "the Grantees," the following described real estate in Davidson County, Tennessee:

A certain tract or parcel of land located in Davidson County, Tennessee, being further described as follows, to-wit:

Being Lot No. 1 of the FINAL PLAT OF THE MARJORIE RICHARDSON SUBDIVISION, of record in Instrument No. 20250923-0075762, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more accurate description of said property.

Being part of the same property conveyed to Harold G. Richardson and wife, Marjorie Richardson from Hugh R. Fisk and wife, Mary Ann Fisk by Installment Deed dated 2/21/1966 and recorded 2/25/1966 of record in Book 3991, page 431, said Register's Office. HAROLD R. RICHARDSON died on or about April 25, 1984, leaving MARJORIE RICHARDSON as the surviving tenant by the entirety. For further reference see Affidavit of record in Book 8847, Page 320, said Register's Office. MARJORIE RICHARDSON is now known as MARJORIE AILEEN RICHARDSON DENTON. Marjorie Richardson Denton died 10/24/2022 leaving the property to her heirs at law, Teddy H. Richardson, John Raymond Richardson and William Joseph Richardson, as evidenced by Affidavit of Heirship of record in Instrument No. 20240520-0037131 and 20240520-0037132, said Register's Office. Prior to her death, Marjorie Richardson married Bobby Denton, thus Bobby Denton conveyed his interest in the property by Quitclaim Deed to TEDDY H. RICHARDSON, JOHN RAYMOND RICHARDSON, AND WILLIAM JOSEPH RICHARDSON, dated 8/26/2025 and recorded 9/02/2025 in Instrument No. 20250902-0069643, said Register's Office.

TO HAVE AND TO HOLD said real estate unto the Grantees, and the Grantees' successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 2 day of March, 2026.

_____(SEAL)
Teddy H. Richardson

_____ HF (SEAL)
John Raymond Richardson by Teddy H. Richardson by Limited Power of Attorney of record by Instrument No. 20260302-0015956, Register's Office of Davidson County, Tennessee.

_____(SEAL)
William Joseph Richardson

STATE OF TENNESSEE
COUNTY OF HUMPHREYS

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Teddy H. Richardson and William Joseph Richardson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained, and the said Teddy H. Richardson further acknowledged that he is the Attorney-in-Fact for John Raymond Richardson and that he is authorized by John Raymond Richardson to execute this instrument on his behalf.

Witness my hand, at office, this 2 day of March, 2026.

_____
Notary Signature
My commission expires: 8-21-27

SCOTT DANIEL STATE OF TENNESSEE NOTARY PUBLIC HUMPHREYS COUNTY

AFFIDAVIT OF VALUE

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under TENN. CODE ANN. §67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is **$447,000.00**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

_____
Affiant

STATE OF TENNESSEE
COUNTY OF Williamson

Sworn to and subscribed before me this 2nd day of March, 2026.

_____
Notary Signature
My commission expires: 10/29/2028

ALEXIS H. BROWN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Certificate of Authenticity

I, Jennifer Stacey, do hereby make oath that I am a custodian of the original version of the electronic document tendered for registration herewith, and that this electronic document is a true and exact copy of the original documents executed and authenticated according to law on March 2, 2026

Affiant
DATE: 03/02/2026

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn and subscribed to before me this 2nd day of March, 2026

Notary Public

My commission expires: 09/16/2029

JULIE BOSTIAN
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY