Karen Johnson Davidson County
Batch# 1391177 DEEDQC
03/10/2026 10:56:30 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20260310-0018969

THIS INSTRUMENT PREPARED BY: From information furnished by the parties.
Johnson McGinnis Elder Care Law & Estate Planning, PLLC
104 Wyncrest Way, Suite 100
Hendersonville, TN 37075

Address New Owners	**Send Tax Bills To**	**Map-Parcel No.**
Judith E. Richter 741 Preston Road Antioch, TN 37013	Same	174 003.00

Quitclaim Deed from Spouse to Spouse

Grantor: Gerhart O. Richter
Grantee: Judith E. Richter

Grantor quitclaims and conveys to Grantee all of Grantor's right, title, and interest in and to a certain tract or parcel of land located in Davidson County, Tennessee, more particularly described as follows:

Land in the 5th Civil District of Davidson County, Tennessee, and being Lot "D" on the survey made by E.L. Miller, Jr. & Co., dated October 19, 1965, and described according to the description contained in the deed at book 7647, page 101, said Register's Office, from said survey as follows:

BEGINNING at a point in the center of Preston Road, said point being 1,012 feet southwesterly from the intersection of the centerline of Preston Road and Cane Ridge Road, said point being also the corner of Lots "C" and "D" (and the southeast corner of said Lot "D"); thence, with the line between said Lots "C" and "D", N 4° 20' W, 708 feet to a point (the common rear corner of said Lots "C" and "D" and the north-east corner of said Lot "D"); thence, N 87° 30' W, 200 feet to a point (the northwest corner of said Lot "D"); thence, S 05° 00' W, 855 feet to a point; thence, S 78° 00' E, 77 feet to the centerline of said road; thence, with the centerline of said road in a northeasterly direction 297 feet to the point of beginning, and containing 4.7 acres, more or less.

Being the same property conveyed to Gerhart O. Richter and wife, Judith E. Richter, by deed from Virginia T. Jones, Unmarried, as the surviving tenant by the entirety, by and through her lawful attorney-in-fact Daphne Diane Briley, of record in Book 8447, Page 377, Register's Office for Davidson County, Tennessee.

This is improved property, known as: 741 Preston Road, Antioch, TN 37013.

The intent of this conveyance is for Gerhart O. Richter to transfer one hundred percent of his marital interest in said property to Judith E. Richter.

The property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the property.

THE PARTIES ACKNOWLEDGE THAT JOHNSON MCGINNIS ELDER CARE LAW & ESTATE PLANNING, PLLC IS NOT A CLOSING AGENT FOR THIS TRANSACTION PURSUANT TO THE PROVISIONS OF § 6045 (e) OF THE INTERNAL REVENUE CODE AS AMENDED BY THE TAX REFORM ACT OF 1986.

Gerhart O. Richter, Grantor

State of Tennessee
County of Davidson

On March 9, 2026, before me personally appeared Gerhart O. Richter, who is known by me or who proved to me on the basis of satisfactory evidence to be the person who executed the foregoing instrument, and who acknowledged that he executed it as his free act and deed.

Pati K Bedwell
Notary Public
My commission expires: 4/26/2027

PATI K. BEDWELL STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF SUMNER

* *

State of Tennessee
County of Davidson

The actual consideration for this transfer or the value of the property transferred (whichever is greater) is $0.

Judith E. Richter
Judith E. Richter, Grantee

Sworn to and subscribed before me on March 9, 2026.

Pati K. Bedwell
Notary Public
My commission expires: 4/26/2027

PATI K. BEDWELL STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF SUMNER

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TRUE Copy Certification

I, Hope Campbell, do hereby make oath that I am the 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 document executed and authenticated according to law on March 9, 2026.

Hope Campbell
Signature

3/9/26
Date

State of Tennessee
County of Sumner

Sworn to and subscribed before me on March 9, 2026.

Pati K Bedwell
Notary's Signature
My Commission Expires: 4/26/2027

PATI K. BEDWELL STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF SUMNER