ADDRESS NEW OWNERS AND
SEND TAX BILLS:

Roger D. Richards, Trustee
141 Church Cross Road
Bell Buckle, TN 37020

Karen Johnson Davidson County
Batch # 1398984 DEEDQC
03/30/2026 12:45:22 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20260330-0025022

This instrument prepared by:
J. MIRANDA BELOTE
Attorney at Law
365 West Main Street
Hendersonville, TN 37075

MAP/PARCEL NUMBER
Parcel: 069 – 035.00

QUITCLAIM DEED

This instrument is made and entered into this the 26 day of ~~February~~ March, 2026 by **ROGER RICHARDS, UNMARRIED, HAVING A FIVE PERCENT (5%) INTEREST,** GRANTOR, and **THE ROGER D. RICHARDS REVOCABLE TRUST, DATED JANUARY 22, 2026,** GRANTEES.

WITNESSETH:

THAT FOR AND IN CONSIDERATION of the sum of One ($1.00) Dollar cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, GRANTOR hereby conveys, transfers, remises, releases, relinquishes and quitclaims to GRANTEES, their heirs, successors and assigns all of GRANTOR'S right, title and interest in and to the following described real estate, 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. – 4degrees – 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 f record in Book 1285, Page 267, Register's office for Davidson County, thence West 378.5' to the beginning.
>
> Being the same property conveyed to 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 by

Warranty Deed from Roger Richards the executor of The Estate of Gus Richards Jr., dated January 14, 2026 and recorded February 2, 2026 in Instrument No. 20260202 – 0006997, Register's Office for Davidson County, Tennessee.

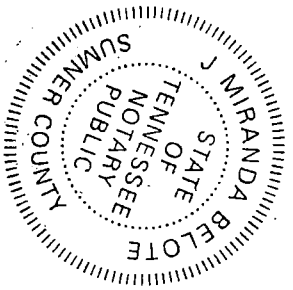
Subject to all matters shown on the above referenced plat and to restrictions of record.

This is unimproved property known as 3837 Clarksville Pike, Nashville, TN 37218.

Executed on the date first above written.

Roger Richards

Roger Richards



STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned Notary Public of said county, Roger Richards, the within named bargainor with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand at office this 26 day of ~~February~~ March, 2026.

J M Belote

NOTARY PUBLIC

My Commission Expires: 2/27/29

STATE OF TENNESSEE
COUNTY OF SUMNER

The actual consideration or value, whichever is greater, for this transfer is $NONE.

AFFIANT

Subscribed and sworn to before me, this the 26 day of ~~February,~~ March 2026.

NOTARY PUBLIC

My Commission Expires: 2/27/29

