ADDRESS NEW OWNERS AND
SEND TAX BILLS:

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

Karen Johnson
Batch # 1398984
03/30/2026 12:45:22 PM
Fees: $12.00 Taxes: $0.00
Davidson County
DEEDQC
2 pgs
20260330-0025023

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

MAP/PARCEL NUMBER
Parcel: 080 03 – 055.00

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 Davidson County, TN. Being Lot No. 3, Estes Subdivision of record in Instrument No. 20200131 – 0011708 in the Register's Office for Davidson County, TN. To which plat reference is hereby made for a more completed and accurate description.
>
> 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 - 0006996, 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 as1596 Ashton Avenue, Nashville, TN 37218.

Executed on the date first above written.

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.

NOTARY PUBLIC

J MIRANDA BELOTE
NOTARY PUBLIC
STATE OF TENNESSEE
SUMNER COUNTY

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

J MIRANDA BELOTE
NOTARY PUBLIC
STATE OF TENNESSEE
SUMNER COUNTY

My Commission Expires: 2/27/29