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
20260330-0025024

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

MAP/PARCEL NUMBER
Parcel: 069 - 100.00

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, descried as follows:

Beginning at a point in the southerly margin of Abernathy Road, said point being the northeast corner of the property conveyed to O.H. Abernathy, Jr. by deed of record in Book 2810, Page 381, Register's Office for Davidson County, Tennessee; thence along southerly margin of Abernathy Road south 86 degrees east 200 feet to an iron pin; thence south 4 degrees west 344 feet to a iron pin; thence south 85 degrees west 223 feet to an iron pin; thence north 4 degrees west 379 feet to the point of beginning, and containing 2.08 acres, more or less.

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 - 0006998, 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 3848 Abernathy Road, 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

My Commission Expires: 2/27/29

J MIRANDA BELOTE
NOTARY PUBLIC
STATE OF TENNESSEE
SUMNER COUNTY

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

