Karen Johnson Davidson County
Batch# 1418753 DEEDQC
05/11/2026 01:05:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20260511-0042283

THIS INSTRUMENT PREPARED BY: **Jeffrey Mobley, atty.** **Mobley & Gontarek, PLLC** **2319 Crestmoor Road** **Nashville, Tennessee 37215** **(615) 627-4447**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration for this transfer is $--NONE--. Affiant Subscribed and sworn to before me, this 7th day of May, 2026. Notary Public My Commission Expires:

LINDSAY HAMADA
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2028

Address of New Owner:	Send Tax Bills To:	Map-Parcel Numbers:
Jeffrey Mobley, Trustee 2319 Crestmoor Road Nashville, Tennessee 37215	SAME	161 13 0C 012.00 CO 161 13 0C 016.00 CO

QUITCLAIM DEED

KNOW ALL PERSONS BY THESE PRESENTS, that 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 sufficiency of which are hereby acknowledged, **Clifford O. Richmond**, hereinafter called the Grantor, hereby remises, releases and quitclaims all of the Grantor's right, title and interest in and to

certain real property in the State of Tennessee more particularly described on Exhibit A attached hereto and incorporated herein by reference to **Jeffrey Mobley, Trustee of the 5716 EPN Trust dated May 7, 2026**, and to his successors in trust, with full power to sell, transfer, mortgage and convey without signature of any beneficiary, hereinafter called the Grantee, and the Grantee's successors and assigns.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

Said property is quitclaimed subject to such limitations, restrictions and encumbrances as may affect the premises.

WITNESS my hand this 7th day of May, 2026.

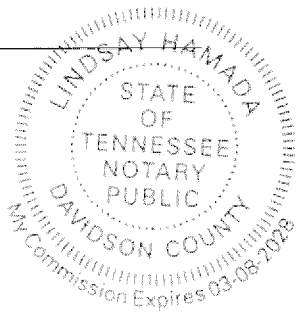
Clifford O. Richmond

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Clifford O. Richmond, the 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 and seal, at office, this 7th day of May, 2026.

My Commission Expires: _____



Notary Public

EXHIBIT A

Legal Description

Land Davidson County, Tennessee, being Unit Nos. 7 and 8, on the Plan of Williams Place Business Condominiums, a Horizontal Property Regime, as shown on Exhibit "B2" of the Declaration for Williams Place Business Condominiums (A Business Condominium Horizontal Property Regime), pursuant to Tennessee Code Annotated Section 66-27-201, et seq., as amended, of record in Instrument No. 20101109-0090029, as amended in Instrument No. 20140211-0012026, Instrument No. 20140917-0085213, Instrument No. 20140917-0085214, Instrument No. 20150106-0001425, Instrument No. 20200106-0001227 and corrected by Scrivener's Affidavit in Instrument No. 20200923-0109222, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description of said unit, and By-laws appended thereto as Exhibit "D," said Register's Office, are incorporated herein by reference and made a part hereof the same as thought copied herein, together with the undivided percentage interest in the common elements/interests appurtenant to said unit as set forth in said Declarations.

Being the same property conveyed to Clifford O. Richmond by deed from Najib N. Jamous, of record as Instrument No. 20260421-0032590, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all matters shown on any applicable recorded plan, all applicable easements, setback lines, and restrictions of record; and any encroachment, encumbrance, violation, variation or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land and not shown by the Public Records.

This is improved property known as 5716 Edmonson Pike, Lots 7 & 8, Nashville, Tennessee 37211.

CERTIFICATE OF AUTHENTICITY

I, Jeffrey Mobley, do hereby make oath that I am a licensed attorney and/or 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 May 7, 2026.

05/07/2026
Date

Jeffrey Mobley

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this 11th day of May, 2026.

Notary Public

My Commission Expires: _____

Notary's Seal (if on paper)

