Karen Johnson Davidson County
Batch# 1450336 DEEDWARR
07/22/2026 08:40:30 AM 2 pgs
Fees: $13.00 Taxes: $3,468.75
20260722-0066187

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $937,500.00

Affiant

Subscribed and sworn to before me, this 20th day of July, 2026.

Notary Public
My commission expires: 7/30/29

**THIS INSTRUMENT WAS PREPARED BY**
SIGNATURE TITLE SERVICES, LLC
4068 Rural Plains Cir., Ste 150
Franklin, TN 37064

# WARRANTY DEED

| Address of New Owner(s) as follows: | Send Tax Bills To: (If left blank, send to new owner at property address) | Map-Parcel Numbers: |
|---|---|---|
| **Jennifer McConnell**<br>**Timothy McConnell** | Guaranteed Rate | **171080C02600CO** |
| **104 Portsmouth Cv** | 3940 N. Ravenwood Ave Ste 1W | |
| **Brentwood, TN 37027** | Chicago IL 60613 | |

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

**Paul Alexander Richards and Mary Melissa Richards, Co-Trustees of the Richards Family Trust dated December 9, 2022**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

**Jennifer McConnell and Timothy McConnell**

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 26, Plan of Williamsburg at Brentwood, Section Two, a Planned Unit Development, of record in Plat Book 9700, Page 692, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description of said property.

Being the same property conveyed to Paul Alexander Richards and Mary Melissa Richards, Co-Trustees of the Richards Family Trust dated December 9, 2022, by Quitclaim Deed from Paul Richards and Mary Richard, dated December 9, 2022, of record in Instrument No. 20221212-0128557, in the Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Paul Richards and Mary Richards, by Warranty Deed from Kim Nhu Thi Pham, dated August 10, 2012, of record in Instrument No. 20120815-0073043, in the Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Subject to any and all encumbrances, restrictions, easements, plats, covenants, rights, and conditions that may appear of record in the Register's Office of Davidson County, Tennessee.

This is improved (__X__) unimproved (_____) property known as 104 Portsmouth Cv, Brentwood, TN 37027.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Paul Alexander Richards, Co-Trustee Date: 7/20/24

Mary Melissa Richards, Co-Trustee Date: 7/20/24

STATE OF Tennessee

COUNTY OF Davidson

Before me, the undersigned, a Notary Public in and for the said County and State, personally appeared Paul Alexander Richards and Mary Melissa Richards with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged that he/she/they executed the forgoing instrument for the purpose therein contained and who further acknowledged that he/she/they is/are Co-Trustees of the Richards Family Trust dated December 9, 2022 and that they are authorized by the Richards Family Trust dated December 9, 2022to execute this instrument on its behalf.

Witness my hand, at office, this 20th day of July 2024.

NOTARY PUBLIC

My Commission Expires: 5/8/29

MARY B LEEDOM NOTARY PUBLIC STATE OF TENNESSEE My Commission Expires on 05/08/2029 DAVIDSON COUNTY

I Lisa Allard, 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 July 20, 2026

Lisa Allard July 20, 2026
Lisa Allard, Affiant

**State of Tennessee** **County of Williamson**
Sworn to and subscribed before me this July 20, 2026.

Jim R. Vanderpool, Notary MY COMMISSION EXPIRES: 02-13-2028

JIM R. VANDERPOOL NOTARY PUBLIC STATE OF TENNESSEE My Commission Expires on 02/13/2028 WILLIAMSON COUNTY