Karen Johnson Davidson County
Batch# 1457898 DEEDQC
08/11/2026 12:35:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20260811-0073943

NEW OWNER:

Sara Richardson and
Elijah Haller
2913 Chesney Court
Hermitage, TN 37076

SEND TAX BILLS TO:
New Owner

Map & Parcel:
087-01-0A-102.00 CO

THIS INSTRUMENT PREPARED BY:

Rouse Law Group, PLLC
2800 N. Mt. Juliet Rd
Mt. Juliet, TN 37122

This instrument was prepared solely from information provided by the parties.

QUITCLAIM DEED

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 acknowledged **SARA RICHARDSON,** hereinafter called the Grantor, has quitclaimed to **SARA RICHARDSON and ELIJAH HALLER, as joint tenants with rights of survivorship**, hereinafter called the Grantees, all of her interest in and to their heirs and/or 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(s) 19, as shown on the map entitled Section Three, Chesney Glen, of record in Plat Book 9700, page 401, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to Sara Richardson from Jennifer Gragg and Nicholas Gragg, wife and husband, by Warranty Deed, dated June 16, 2026, of record as Instrument 20260618-0055260 Register's Office for Davidson County, Tennessee.

This is property known as 2913 Chesney Court, Hermitage, Tennessee 37076.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

216-110697

WITNESS SIGNATURE(S) this 10 day of June, 2026.

SARA RICHARDSON

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, **SARA RICHARDSON,** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office, this 16th day of June, 2026.

TAYLOR JOHNSON STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

My commission expires: 5/14/2029

Notary Public

****

The actual consideration or value, whichever is greater, for this transfer is $ 0.00.

Affiant

Sworn to and subscribed to before me, this the 16th day of June, 2026.

TAYLOR JOHNSON STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

My commission expires: 5/14/2029

Notary Public

Certificate of Authenticity

I, Morgan O'Neill, do hereby make oath that I am 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 6-14-24.

Affiant Signature

6-14-24
Date

State of Tennessee
County of Wilson

Sworn to and subscribed before me this 14 day of June, 2024.

Notary Signature
My commission expires: 5/14/2029

TAYLOR JOHNSON
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY