**This instrument was prepared by:**
Equitus Law Alliance, PLLC
709 Taylor Street
P.O. Box 280240
Nashville, TN 37228

This transfer is exempt from the Tennessee real estate recording tax pursuant to T.C.A. § 67-4-409(a)(4).

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

The actual consideration for this transfer is $ - 0 - .

Affiant

Subscribed and sworn to before me this 19th day of August, 2026.

Notary Public

My Commission expires: 11.2.26

LESLIE WALSH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

| **Address New Owner as Follows:** | **Send Tax Bills to:** | **Map/Parcel Number:** |
|---|---|---|
| **Janet Lee Richman, Trustee of the Janet Lee Richman Revocable Living Trust 2316 Milton Drive Nashville, TN 37216** | **Janet Lee Richman, Trustee of the Janet Lee Richman Revocable Living Trust 2316 Milton Drive Nashville, TN 37216** | **Map: 073-00-0 Parcel: 016.00** |

# QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS that Janet L. Richman, for and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, the receipt of which is hereby acknowledged, has bargained and sold, and does hereby convey, remise, release and forever quitclaim unto Janet Lee Richman, Trustee, and her successors in trust, of the Janet Lee Richman Revocable Living Trust, and her successors and assigns, her entire right title and interest in and to a certain tract or parcel of land in Davidson County, Tennessee, to wit:

LAND in Davidson County, Tennessee, being Lot No. 61 on the Plan of Highland View, as of record in Book 1429, Page 39, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Janet L. Richman by Warranty Deed from Dorothy N. Parkerson, of record in Instrument No.: 20040518-0057937, in the Register's Office for Davidson County, Tennessee.

THIS is improved property known as: 2316 Milton Drive, Nashville, TN 37216

This instrument and the interest hereby released and quitclaimed are subject to such limitations, restrictions and encumbrances as may affect the premises.

WITNESS my hand this 19th day of August, 2026.

Janet L. Richman



Karen Johnson Davidson County
Batch # 1462846 DEEDQC
08/24/2026 08:36:14 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20260824-0078250

**STATE OF TENNESSEE )**
**COUNTY OF DAVIDSON )**

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Janet L. Richman, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at Nashville, Tennessee, this 12th day of August, 2026.

Leslie Walsh
Notary Public

LESLIE WALSH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission expires: 11-2-26

*The legal description and how title to the property is vested have been furnished to the draftsman by the Grantor, by third parties or from the record. No examination of title has been undertaken by the draftsman hereof, and no representations or warranties as to the state of title of the subject property are made. The draftsman assumes no liability as to the accuracy thereof. Failure to record this document timely may jeopardize your rights to the property.*