File No.

QUITCLAIM DEED

BILL GARRETT, Davidson County
Trans:T20160027809 DEEDQC
Recvd: 04/06/16 09:26 2 pgs
Fees:12.00 Taxes:0.00

20160406-0032807

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00

Howard E. Spray
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd day of March, 2016.

Notary Public

MY COMMISSION EXPIRES: May 2018

(AFFIX SEAL)

BRIAN K. GREEN NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Michael J. Mills, Attorney
Athens Title & Escrow LLC
5115 Maryland Way
Brentwood, Tennessee 37027
This instrument was prepared by information furnished by the parties herein.

No Warranty of Title either expressed or implied, see Deed Disclaimers

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Howard Spray	Same	091 09 0 009.00
(NAME) 605 Waco Drive	(NAME)	
(ADDRESS) Nashville, TN 37209	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S). AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, We,

Howard E. Spray and wife, Barbara L. Spray

HEREINAFTER CALLED THE GRANTOR(S), DO (ES) HEREBY **QUITCLAIM** , AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Howard E. Spray and wife, Barbara L. Spray, and Katherine Spray Gaidos,
as Tenants in Common with Rights of Survivorship,

HEREINAFTER CALLED THE GRANTEE(S), THEIR HEIRS AND ASSIGNS. A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Lot No. 25 on the plan of Section II, Moss-Wood Subdivision as of record in Book 2900, page 123, Register's Office for said County.

Said Lot fronts 50.3 feet on the west side of Waco Drive and runs back 194.5 feet on the north line and 195 feet on the south line to a dead line in the rear on which it measures 41.5 feet.

Being the same property conveyed to Howard E. Spray and wife, Barbara L. Spray by deed from John W Dixon Jr., and wife, Alice Marie Dixon, of record in Deed Book 4930, page 951, Register's Office for said County.

Pursuant to Tenn. Code Ann. S 66-24-121 (a), the legal description is the same as in the previous deed of record.

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.

unimproved ☐

This is improved ☒ property, known as 605 Waco Drive Nashville, TN 37209
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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.

Witness OUR hands this 23rd day of March, 2016.

Howard E. Spray and wife, Barbara L. Spray

Howard E. Spray and wife, Barbara L. Spray

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 Howard E. Spray and wife, Barbara L. Spray the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand at office this 23rd day of March, 2016.

BRIAN A. GREEN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Commission expires: May 2018

Notary Public

Deed Disclaimers

Preparer of this instrument is NOT a Closing Agent under Section 6045 of the Internal Revenue Code, as Amended by the Tax Reform Act of 1986, or Otherwise Amended, in Relation to the Real Property Conveyed Herein.

Preparer of this Instrument Was Provided ALL Information by the First Party and/or prepared this Instrument based on the prior Deeds and Releases of record. Preparer has not performed a title search on the Real Property and makes NO Representations Concerning the Accuracy of Such Information in Relation to the Real Property Conveyed Herein.

Preparer of this Instrument Makes NO Warranties as to the Merchantability or Status of Title in Relation to the Real Property Conveyed Herein.