BILL GARRETT, Davidson County
Trans:T20160071929 DEEDQC
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Fees:22.00 Taxes:0.00
20160818-0086275

This Instrument Prepared By:
Rebecca T. Garland
212 Oceola Avenue
Nashville, Tennessee 37209

PREPARED FROM INFORMATION SUPPLIED BY THE PARTIES

QUITCLAIM DEED

Address of New Owner:
Gina Neal
2703 Pennington Bend Road
Nashville, TN 37214

Send Tax Bills To:
Owner

MORTGAGEE:

Map and Parcel No.
Map 62, Parcel 270

WHEREAS, on or about September 23, 2010, James R. Spencer, widower, (" Spencer") and Billy Batson and wife, Jean Batson (collectively, "Batsons") entered into an agreement that Spencer would sell the property known as 2701 Pennington Bend ("Property") to the Batsons in consideration for the sum of Twenty- five Hundred Dollars (2,500.00) and the agreement of the Batsons to undertake the expense to bring the afore mentioned property up to the approval of the Metropolitan Government of Nashville Davidson County and would indemnify Mr. Spencer from any further obligation in regard to said Property; and,

WHEREAS, the parties reduced this agreement to writing and executed same and Spencer was paid the sum of $2,500.00; and,.

WHEREAS, before the documentation including the deed could be prepared , Spencer died; and,

WHEREAS, the heirs of Spencer, being his children, James Melvin Spencer, Deborah Ann Spencer Turner, and Tammy Spencer Henry as well as the executor of the James R. Spencer Estate acknowledged that the terms of the written agreement had been performed and that the property belonged to the Batsons; and,

WHEREAS, the executor of the estate of James R. Spencer, James Melvin Spencer executed an Executors Quitclaim Deed conveying all right, title and interest to the Batsons and, the Batsons subsequently conveyed the Property to Gina Neal; and,

WHEREAS, James Melvin Spencer, Deborah Ann Spencer Turner and Tammy Spencer Henry in order to clarify the status of the title hereby quitclaim to Gina Neal, all right, title, and interest they may have in the Property in order to clarify any confusion as to the title of the Property.

NOW, THEREFORE, FOR AND IN CONSIDERATION of One Dollar ($1.00), cash in hand paid, receipt and sufficiency of which is hereby acknowledged, **James Melvin Spencer, Deborah Ann Spencer Turner and Tammy Spencer Henry** ("Grantors") by these presents do

hereby quitclaim, convey and transfer to **Gina Neal** ("Grantee"), her heirs and assigns, all their right, title and interest in a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 2, J.R. Spencer Property and more particularly described as, follows:

A certain tract or parcel of land located in the 3rd Civil District of Davidson County, being more particularly described as follows, to wit:

Beginning at an iron pin(old), in the easterly margin of Pennington Bend Road, the southwest corner of a tract of land which belongs to William A. Strasser, having a deed reference in Deed Book 11219, Page 138, RODCT, the northwest corner of this tract, and continuing as follows: S 84 15' 00" E, 181.88 feet to an iron pin(new), in the southerly boundary of said tract of land which belongs to William A. Strasser; thence with a new line, as follows: S 01 17'39" W, 76.23 feet to an iron pin(new); thence, N 88 42'21" W, 181.33 feet to an iron pin(new), in the easterly margin of Pennington Bend Road; thence, N 01 17'39" E, 90.36 feet to the point of beginning, containing **.35 acres**, as surveyed by Steven E. Artz, Tennessee License No. 1708. D/b/a, Steven E. Artz & Associates, Inc, 4779 Highway 41 North, Springfield, Tennessee 37172, dated October 22, 2010.

The above described tract of land is served by and subject to a 20' foot Common Driveway Easement, as described below:

20' Common Driveway Easement

Beginning at a point, in the easterly margin of Pennington Bend Road, said point being located from an iron pin(old), in the easterly margin of Pennington Bend Road, the southwest corner of a tract of land which belongs to William A. Strasser, having a deed reference in Deed Book 11219, Page 138, RODCT, S 01 17'39" W, 80.36 a feet **to the point of beginning**, the northwest corner of this easement, and continuing with a new line, as follows: S 88 42'21" E, 135.00; thence, S 01 17'39" W 20.00; thence, N 88 42'21" W., 135.00; thence, N 01 17'39" E 20.00; feet, to the point of beginning, containing, **2,700 Square Feet,** as surveyed by Steven E. Artz, Tennessee License No. 1708. D/b/a, Steven E. Artz & Associates, Inc, 4779 Highway 41 North, Springfield, Tennessee 37172, dated October 22, 2010.

Being a portion of that property which was conveyed to James R. Spencer, et ux, by Sam Harper, et ux, in a deed of record recorded in Deed Book 2290, Page 261, Register's Office for Davidson County, Tennessee.,(RODCT).

And further being the same property which was conveyed to Billy Batson and wife,

Jean Batson by Executors Quitclaim Deed from the Estate of James R. Spencer which is recorded in Instrument No. 20110513-0037015, Register's Office for Davidson County, Tennessee.,(RODCT).

THIS IS IMPROVED PROPERTY with a mailing address of 2701 Pennington Bend Road, Nashville Tennessee, 37214.

This conveyance is subject to (a) 2016 real property taxes and subsequence years and assumed by the grantee(s); (b) all matters appearing on the plan of record; (c) restrictive covenants' (d) easements, and (e) applicable government and zoning regulations.

TO HAVE AND TO HOLD the said real estate, title and interest thereto belonging to the Grantee, the heirs and assigns, forever.

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.

Any rollback taxes or green belt assessments due as a result of this transfer shall be the sole responsibility of the Grantee.

IN WITNESS WHEREOF, the Grantors hereby affixes their signatures on this the 23 day of March, 2016.

Deborah Ann Spencer Turner

James Melvin Spencer

Deborah Ann Spencer Turner

Tammy Spencer Henry

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $ 1.00

Affiant

I hereby swear and affirm that, to the best of the affiant's knowledge, information, and belief, the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $1.00 which amount is equal or greater than the amount which the property transferred would command at a fair and voluntary sale.

Comm exp: 3/6/18 Melinda Sutherland - Notary Public

MELINDA SUTHERLAND
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF _____

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared James Melvin Spencer, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged that he executed the foregoing Quitclaim Deed for the purposes therein contained.

Witness my hand and official seal this _____ day of _____ 2016.

_____
Notary Public

My Commission Expires: _____

STATE OF Kansas
COUNTY OF Johnson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Deborah Ann Spencer Turner, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged that she executed the foregoing Quitclaim Deed for the purposes therein contained.

Witness my hand and official seal this 23rd day of March 2016.

NOTARY PUBLIC - - State of Kansas
PATRICK M. DOTY
My Appt. Exp. 09/24/2017

Notary Public

My Commission Expires: 09/24/2017

STATE OF _____
COUNTY OF _____

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Tammy Spencer Henry, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged that she executed the foregoing Quitclaim Deed for the purposes therein contained.

Witness my hand and official seal this _____ day of _____ 2016.

_____
Notary Public

My Commission Expires: _____