NEW OWNER:

Archie Neil Spain and Brandon Neil Spain
2658 Union Hill Road
Joelton, TN 37080

THIS INSTRUMENT PREPARED BY:
Rouse Law Group, PLLC
2734 N. Mt. Juliet Rd
Mt. Juliet, TN 37122

SEND TAX BILLS TO:
New Owner

Map: 61
Group: 4
Parcel: 76.00

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

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Archie Neil Spain**, does hereby convey unto, **Archie Neil Spain and Brandon Neil Spain, joint tenants with rights of survivorship,** their successors and assigns, forever equally, all of the right, title and interest in and to the following tract or parcel of land, situate and lying in Davidson County, Tennessee, bounded and described as follows, to-wit:

> **Land in Davidson County, Tennessee, being Lot No. 11 of Black "B" on the Map of Hayesboro Development Company's Hayesboro Subdivision, of record in Book 1130, page 47, Register's Office for Davidson County, Tennessee.**
>
> **Said Lot fronts 79 feet on the north side of Hayesboro Avenue or Drive and runs back between lines. 175 feet on the westerly line and 167 feet on the easterly line to a dead line and measures 72 feet thereon.**
>
> **Being the same property conveyed to Archie Neil Spain by Affidavit of Inheritance from the Estate of Margaret Elizabeth Lambert dated August 15, 2012, and of record as Instrument 20120817-0074011, Register's Office for Davidson County, Tennessee. Margaret Elizabeth Lambert died testate in Davidson County, Tennessee and her Last Will was admitted to probate in the Probate Court for Davidson County, Tennessee on or about August 8, 2012 as Docket No. 12P-992, Davidson County, Tennessee Probate Court Clerk's Office. For further reference see Deed from Charles O. Lambert to Charles O. Lambert and wife, Margaret Elizabeth Lambert of record in Book 5820, Page 831, Register's Office for Davidson County, Tennessee. The said Charles O. Lambert predeceased Margaret Elizabeth Lambert.**

BILL GARRETT, Davidson County
Trans:T20170005250 DEEDQC
Recvd: 01/19/17 10:30 2 pgs
Fees:12.00 Taxes:0.00
20170119-0005916

WITNESS SIGNATURE(S) this 13 day of January, 2017.

Archie Neil Spain

ARCHIE NEIL SPAIN

STATE OF TENNESSEE
COUNTY OF WILSON

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

WITNESS my hand and official seal at office, this 13th day of January, 2017.

Celia Stewart Rouse

Notary Public

My commission expires: 2/11/209

CELIA STEWART ROUSE
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

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

Affiant

Sworn to and subscribed to before me, this the 13th day of January, 2017.

Celia Stewart Rouse

Notary Public

My commission expires: 2/11/209

CELIA STEWART ROUSE
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY