BILL GARRETT, Davidson County
Trans:T20170040897 DEEDQC
Recvd: 05/15/17 08:59 2 pgs
Fees:12.00 Taxes:0.00
20170515-0047649

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Road, Suite 203A
Nashville, Tennessee 37215

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

Affiant

Subscribed and sworn to before me, this 12th day of May 2017.

Notary Public

My Commission Expires:

J. ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018

QUITCLAIM DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Joseph and Juanita Spicer 2414 Scovel Street Goodlettsville, TN 37072	New Owner	081-14-0-47

FOR AND IN CONSIDERATION of Ten and 00/100 Dollars ($10.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, **Joseph Spicer and Juantia Spicer, now known as Juanita M. Spicer,** (hereinafter referred to as the "Grantor") do hereby quitclaim, transfer and convey unto **Joseph A. Spicer and Juanita M. Spicer, husband and wife,** their heirs and assigns all of their rights, title and interest in the real property in the County of Davidson, State of Tennessee, and more particularly described as follows:

Land in Davidson County, Tennessee, being Lot(s) 29 and a part of Lot 28, as shown on the map entitled Map of F. T. Holmans' Subdivision of Lots 41-42-43 Boyd McNairy' s Plan, of record as Plat Book 161, page 2, Register' s Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Said Lot 29 and part of Lot 28 front 52 feet on the northerly side of Scovel Street, formerly Madison Street, and run back between parallel lines 150 feet to an alley.

Being the same property conveyed to JOSEPH SPICER and JUANTIA SPICER, by deed from JEAN G. REED, of record in Instrument No. 20110412-0028192, dated March 31, 2011, corrected by Scrivener's Affidavit of record in Instrument No. 20111118-0090329, said Register's Office.

Juantia Spicer and Juanita M. Spicer being one and the same.

This is improved property known as 2414 Scovel Street Goodlettsville, TN 37072

Grantor covenants that they are lawfully seized and possess said real property in fee simple, have a good right to convey it, and that the same is unencumbered, except for 2017 taxes that are not yet due and payable, as well as any restrictions, conditions and easements of record.

Whenever used, the singular number shall include the plural, the plural the singular and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 5 day of April 2017.

Joseph A. Spicer

Juantia Spicer n/k/a Juanita M. Spicer

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public, in and for the said county and state, the within named Joseph A. Spicer and Juantia Spicer n/k/a Juanita M. Spicer, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 3 day of April 2017.

Notary Public

My Commission Expires: _____

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018