Prepared by:
Record and Return to:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Rd., Ste 203-A
Nashville, TN 37215

Prepared by:
Tennessee Title Services, LLC
112 Center Court, Suite A
Clarksville, TN 37040
File # 17-0395C

STATE OF TENNESSEE
COUNTY OF MONTGOMERY
The actual consideration or value, whichever is greater, for this transfer is $0.00.

Jessica Warren
Affiant
Subscribed and sworn to before me, this 15th day of August, 2017.

Notary Public
My commission expires: 10/17/2019

JODI STEPHENS
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

BILL GARRETT, Davidson County
Trans:T20170071737 DEEDQC
Recvd: 08/18/17 09:08 1 pgs
Fees:12.00 Taxes:0.00
20170818-0084857

Address of New Owner:	Send Tax Bills to:	Tax Information:
Rebecca P. Spence **1555 Edgewater Lane** **Clarksville, TN 37043**	New Owner	141-05-0A-002.00 CO

QUITCLAIM DEED

For a consideration, the receipt and sufficiency whereof is hereby acknowledged, Benjamin Spence, hereinafter the Grantor(s), by these presents, does hereby quitclaim and convey unto Rebecca P. Spence, hereinafter the Grantee(s), all his right, title and interest in and to the following tract or parcel of land in Davidson County, Tennessee, to-wit:

LAND in Davidson County, Tennessee, being Lot No. 2 on the Plan of Avondale Park, Phase 1, Section 1A, of record in Instrument Number 20080226-0018937, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

BEING the same property conveyed to Rebecca P. Spence, married woman, by Warranty Deed from NVR, Inc., a Virginia Corporation T/A Fox Ridge Homes, dated 12/31/14 and recorded 1/6/15, in Instrument Number 20150106-0001360, Register's Office for Davidson County, Tennessee.

Property being commonly known as: 1041 Nunnery Lane, Nashville, TN 37221.

Witness my hand this 15 day of August, 2017.

Benjamin Spence

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 Benjamin Spence, the bargainor, 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 within instrument for the purposes therein contained.

Witness my hand and seal at Nashville (city), Tennessee, this 15 day of August, 2017.

Notary Public
My Commission Expires: 7-8-2019

SHEILA A. HARRIS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
(Notary Seal)
My Comm. Expires 2019

THIS INSTRUMENT WAS PREPARED USING INFORMATION PROVIDED BY THE PARTIES. PREPARER OF THIS INSTRUMENT MAKES NO REPRESENTATIONS WITH REGARD TO THE TITLE OF THE SUBJECT PROPERTY, THE ACCURACY OF THE INFORMATION RECEIVED OR THE VALIDITY OF ANY PLAT OR SURVEY REFERENCED.