Bill Garrett Davidson County
Batch# 8692 DEEDQC
10/05/2017 08:41:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20171005-0102146

QUITCLAIM DEED

TO: George N. Spiva and William B. Spiva, as Tenants in Common

This instrument was prepared by:
C. Mark Carver, Esq.
Sherrard Roe Voigt & Harbison, PLC
150 3rd Avenue South, Suite 1100
Nashville, TN 37201

FROM: George N. Spiva

Address New Owner(s) as Follows:	Send Tax Bills To:	Map/Parcel Number:
George N. Spiva 4121 Hillsboro Pike, Suite 302 Nashville, TN 37215	Same	92-13-435.00

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $0.

Affiant

Sworn to and subscribed before me, this 4th day of October, 2017.

TRACI SELLERS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

NOTARY PUBLIC
Traci Sellers
My Commission Expires
March 6, 2018
STATE OF TENNESSEE

Notary Public

My Commission Expires: 3-6-18

QUITCLAIM DEED

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, **George N. Spiva** (hereinafter called the "Grantor"), by these presents do quitclaim, transfer and convey unto **George N. Spiva as a 99% Tenant in Common and William B. Spiva as a 1% Tenant in Common** (collectively, hereinafter called the "Grantee"), and Grantee's successors and assigns, all of Grantor's interest as owner in a certain tract of land in Davidson County, Tennessee, described on Exhibit A attached hereto and incorporated herein by reference, and any improvements thereon.

This is improved property located at 3413 Dakota Avenue, Nashville, Davidson County, Tennessee 37209.

IN WITNESS WHEREOF, Grantor has caused this Quitclaim Deed to be executed effective as of the 4th day of October, 2017.

GRANTOR: _____
George N. Spiva

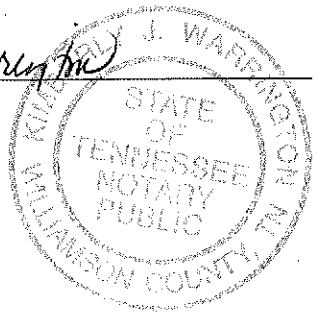
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, Kimberly J. Warrington a Notary Public of said County and State, personally appeared George N. Spiva, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), the within named bargainor, and that he executed the foregoing instrument for the purposes therein contained, by signing his name.

Witness my hand and seal, at Office in Nashville, Tennessee this 2 day of October, 2017.

_____
Notary Public

My Commission Expires: June 22, 2020



823483.1 11485-002

201710050102146

EXHIBIT A

PROPERTY DESCRIPTION

Land in Davidson County, Tennessee, being Lot 148, map of Hortense Place, as shown on plat of record in Plat Book 161, Page 167, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to George N. Spiva, as of record in Instrument Number: 20120201-0009254, at the Register's Office for Davidson County, Tennessee.

CERTIFICATE OF AUTHENTICITY

I, Traci Sellers, do hereby make oath that I am the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Traci Sellers

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared, Traci Sellers, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledges this certification of an electronic document is true and correct.

WITNESS my hand and seal at office in Nashville, Tennessee, this 4th day of October, 2017.

Anna Edge

Notary Public

My Commission Expires: 3.6.18

ANNA EDGE NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

NOTARY PUBLIC
Anna Edge
My Commission Expires
March 6, 2018
STATE OF TENNESSEE