Bill Garrett Davidson County
Batch# 40165 DEEDQC
12/21/2017 09:56:16 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20171221-0129944

THIS INSTRUMENT PREPARED BY:
Jonathan S. Faught, Attorney
5110 Maryland Way, Ste 120
Brentwood, TN 37027

Address of Owner:	Send Tax Bills To:	Map-Parcel No.:
Credence Capital LLC 511A N 17 St Nashville, TN 37206	Same	135-11-0C-026.00-CO

THIS INSTRUMENT WAS PREPARED SOLELY UPON THE INFORMATION PROVIDED BY THE PARTIES. NO REPRESENATION OR WARRANTY IS MADE BY PREPARER AS TO THE ACCURACY OF ANTHING SET FORTH HEREIN.

THE PARTIES HAVE SPECIFICALLY WAIVED PERFORMANCE OF A TITLE SEARCH, TITLE OPINION LETTER OR TITLE INSURANCE BY THE PREPARING ATTORNEY.

QUITCLAIM DEED

FOR AND IN CONSIDERATION OF the sum of One and No/100 Dollars ($1.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Kimberly Spence and Chandler Spence, wife and husband, ("Grantors"), hereby this day grant, bargain, sell, quitclaim, transfer, and convey unto Credence Capital LLC ("Grantee"), and their successors and assigns all of Grantors rights, title, and interest in certain real estate in Davidson County, Tennessee ("Property"), more particularly described as follows:

Land in Davidson County, Tennessee, being Unit No. 26, as shown on the map entitled Horizontal Property Regime Private Element Plat, Phase One, Nashboro Village-Tract 18, or record in Plat Book 9700, Page 968, as amended of record in Plat Book 11700, Page 48, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Kimberly Spence and Chandler Spence, wife and husband by Warranty Deed from Anna Lea Dozier, now known as, Anna Lea Cothron, married and Catherine Dozier, unmarried, dated September 18, 2017 in instrument number 20170922-0097600, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easement of records.

This is improved property identified as 130 Nashboro Greens, Nashville, TN 37217.

IN WITNESS WHEREOF, Chandler Spence and his wife Kimberly Spence have executed this Quitclaim Deed as of the 18th day of December 2017.

CHANDLER SPENCE

KIMBERLY SPENCE

STATE OF TENNESSEE)
COUNTY OF)

Personally appeared before me, the undersigned, a Notary Public of this County, Steven Chandler Spence and wife Kimberly Spence, the within named 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, and official seal this 18th day of December, 2017.

JONATHAN FAUGHT STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

Notary Public

My commission expires: 5-11-2019

Transfer tax on this transfer is exempt under the provisions of section 67-4-409, et. seq., on the Tennessee Code Annotated.

Chandler Spence

Sworn and subscribed to before me this 18th day of December 2017.

JONATHAN FAUGHT STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

Notary Public

My Commission Expires: 5-11-2019