Bill Garrett Davidson County
Batch# 50469 DEEDQC
01/23/2018 11:27:18 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20180123-0006900

This Form furnished by: **ATTORNEY ETHAN R. PAGE**

**FROM:**

**DANA MICHAEL DODRILL, II**

**TO:**

**JESSICA ANN SPENCER, aka JESSICA ANN DODRILL, being one and the same person.**

# QUITCLAIM DEED

| New Owner & Address | Taxable Party | Map-Parcel Numbers |
|---|---|---|
| Jessica Ann Spencer<br>120 Sequoyah Lane<br>Nashville, TN 37221 | SAME | Tax Map & Parcel Nos.<br><br>155 10 0A 082.00 |

**STATE OF TENNESSEE }**
**COUNTY OF DAVIDSON }**

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS: **None because it is pursuant to a Final Decree of Divorce in the Circuit Court for Davidson County, Tennessee, Docket No. 17D-815.**

Jessica Ann Spencer

**JESSICA ANN SPENCER**

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20, DAY OF January, 2018.

Michelle Hunter

**NOTARY PUBLIC**

MY COMMISSION EXPIRES: 12/7/20

**(AFFIX SEAL)**

MICHELLE HUNTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES DECEMBER 7, 2020

**This Instrument Prepared By:**

**ETHAN R. PAGE, ATTORNEY**
**Rogers, Kamm & Shea**
***The Wind in the Willows Mansion***
**2205 State Street**
**Nashville, TN 37203**
**(615) 320-0600**

Grantor and Grantee acknowledge that this Quitclaim Deed was prepared from information furnished by the prior Deed of record in the Register of Deeds, Davidson County, Tennessee. No title examination has been made and the law firm of Rogers, Kamm & Shea shall have no liability for the status of the title to the property or the accuracy of such information.

I, **DANA MICHAEL DODRILL, II,** do hereby quitclaim to **JESSICA ANN SPENCER, unmarried, aka JESSICA ANN DODRILL, being one and the same person,** her heirs, successors and assigns all my right, title and interest, if any, in said real property in Davidson County, State of Tennessee, as described below:

**LEGAL DESCRIPTION:**

LAND in Davidson County, Tennessee, being Lot No. 23, on the plan of McCrory Trace Estates, of record in Plat Book 6900 Pages 720-723 and corrected by the Surveyor's Certificate of Correction of record in Book 7825, Page 429, Register's Office for said County, to which reference is hereby made for a more complete description.

BEING the same property conveyed to Amy Ann Cravens by Warranty Deed from William V. Blackford and wife, Betty D. Blackford, Trustees of the Blackford Joint Revocable Living Trust Agreement U/A/D October 13, 2003 and any Successors in Trust, and any Amendments thereto, recorded October 14, 2005 in Instrument No. 20051014-0124218, Register's Office for Davidson County, Tennessee

BEING the same property conveyed to Dana Michael Dodrill, II, and wife Jessica Ann Spencer Dodrill, by Warranty Deed from Amy Ann Cravens, of record in ~~Book 0076, page 427~~, Register's Office for Davidson County, Tennessee. *Instrument #20160725·0076427

This conveyance is made subject to:

Subject to all matters shown on the Plan of record in Plat Book 6900, Pages 720-723, Corrected in Book 7825, Page 429, Register's Office for Davidson County, Tennessee;

Terms, provisions, options, rights of first refusal, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions recorded in Book 7241, Page 597 and Book 7576, Page 846, Register's Office for Davidson County;

By-Laws of record in Book 7576, Page 831, Register's Office for Davidson County, Tennessee;

Charter of Homeowner's Association of record in Book 7576, Page 821, Register's Office for Davidson County, Tennessee;

Conveyance of Open Space to Homeowner's Association of record in Book 7820, Page 342, Re-Recorded in Book 8013, Page 698, Register's Office for Davidson County, Tennessee;

Subject to rights of other in and to the common areas and/or elements;

Any and all existing easements and restrictions as show of record not stated herein.

**This conveyance is made pursuant to *Tennessee Code Annotated § 36-4-121* and Final Decree of Divorce entered in the Third Circuit Court of Davidson County, Docket No. 17D-815.**

This is improved property known as: 120 Sequoyah Lane, Nashville, Tennessee 37221.

**IN WITNESS WHEREOF** I have hereunto set my hand on this the 20 day of January, 2018.

**DANA MICHAEL DODRILL, II**

**STATE OF TENNESSEE** }
**COUNTY OF** Davidson }

Personally, appeared before me, Michelle Hunter, a Notary Public in and for said County and State, the within named, **DANA MICHAEL DODRILL, II**, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledge that he executed the within instrument for the purpose therein contained.

Witness my hand at Nashville, Tennessee, Davidson County, on this the 20th day of January, 2018.

Michelle Hunter
**NOTARY PUBLIC**

My Commission Expires: 12/7/20
**DATE**

