Bill Garrett Davidson County
Batch# 62687 DEEDQC
02/27/2018 10:31:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20180227-0018262

THIS INSTRUMENT PREPARED BY: **Jennifer S. Ghanem, Esq.** **The Row Title & Escrow, LLC** **20 Music Square West, Ste 200** **Nashville, TN 37203** JACKIE M. HALL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $-0- Joe Everette Spalding, JR. AKA Affiant Joe E. Spalding Subscribed and sworn to before me, this 25th day of Feb. 2018. Jackie M. Hall Notary Public My Commission Expires: 7/5/21

QUITCLAIM DEED

Address New Owner:
Joe Everette Spalding, Sr.
706 Campbell Road
Madison, TN 37115

Send tax bills to:
New Owner

Map & Parcel No.:
42-3-47

FOR AND IN CONSIDERATION OF the sum of Ten ($10.00) Dollars, cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, **JOE EVERETTE SPALDING, SR. AKA JOE E. SPALDING SURVIVING SPOUSE OF BONNIE J. SPALDING** (herein referred to collectively as the "Grantor"), by these presents, does hereby quitclaim and convey unto **JOE EVERETTE SPALDING, SR. AKA JOE E. SPALDING AND SHEILA ANN SPALDING BEARDEN, CO-TRUSTEES OF THE 2010 JOE EVERETTE SPALDING, SR. REVOCABLE TRUST,** and its heirs, successors and assigns ("Grantee"), all of Grantor's right, title and interest in and to certain tract or parcel of land in Davidson County being more particularly described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 37 on the Plan of Primrose Acres Subdivision, which is of record in Plat Book 2663, pages 106 and 107, Register's Office for Davidson County, Tennessee, to which plan reference is here made for a more complete description of said lot.

Being the same property conveyed to JOE E. SPALDING AND WIFE, BONNIE J. SPALDING, by Warranty Deed from JACK HAROLD LANE, JR. AND WIFE, WYNNE E. LANE, of record in book 7414, page 398, Register's Office for Davidson County, Tennessee. The said Bonnie J. Spalding having since died on or about February 11, 2009, leaving Joe Everette Spalding, Sr. aka Joe E. Spalding the surviving tenant by the entirety.

This is improved property, known as: **706 Campbell Road, Madison, TN 37115.**

Said property is conveyed subject to any all such easements, limitations, restrictions and encumbrances as may affect the premises.

[INTENTIONALLY LEFT BLANK]

Witness my hand this 25th day of Feb, 2018, the bargaining party, having cause my name to be signed hereto on said day and date.

GRANTOR: Joe Everette Spalding Sr AKA

Joe E. Spalding

JOE EVERETTE SPALDING, SR. AKA
JOE E. SPALDING

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Jackie M. Hall, Notary Public in and for the aforesaid County and State, **JOE EVERETTE SPALDING, SR. AKA JOE E. SPALDING**, with whom I am personally acquainted, and who acknowledged upon oath or affirmation that he executed the within instrument on his behalf, for the purposes therein contained.

WITNESS my hand and official seal at Nashville, TN, this 25th day of February, 2018.

Jackie M. Hall
Notary Public
My commission expires: 7/5/21

JACKIE M. HALL
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

True Copy Certification

I, Elizabeth Preston, do hereby make oath that I am a licensed attorney and/or 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.

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Kendall Connell, a notary public for this county and state, **Elizabeth Preston** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 9/7/2020

KENDALL CONNELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-07-2020