THIS INSTRUMENT PREPARED BY and
When Recorded Please Return To:

Land Title South, Inc
3326 Aspen Gove Drive, Ste. 400
Franklin, TN 37067

File No.: 18-CD-077

Bill Garrett Davidson County
Batch# 63921 DEEDQC
03/01/2018 10:15:14 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20180301-0019160

# QUIT CLAIM DEED

| Address New Owner: | Send Tax Bills To: | Map and Parcel |
|---|---|---|
| Robert S. and Lauren Spires<br>128 Claybrook Lane<br>Antioch, TN 37013 | Franklin American Mortgage<br>6100Tower Circle, Ste. 600<br>Franklin, TN 37067 | 173150A07400CO |

THIS INDENTURE made this 23 day of February, 2018 between, Robert S. Spires, unmarried , First Parties and Robert S Spires and Lauren Spires, husband and wife, Second Parties:

**WITNESSETH**

THAT SAID First Party, for and in consideration of the sum of One Dollar And No/100 Dollars ($1.00) and other good and valuable consideration, to us in hand paid by Second Party, the receipt of which is hereby acknowledged, have bargained, sold, remised, released and QUIT CLAIMED, and do hereby bargain, sell, remise, release and QUITCLAIM unto said party of the second part, the following described premises, to wit:

Lot 74 on the plan of Mill Run Subdivision, Phase 1A (Cluster Lot Development), a resubdivision of Mill Run, Phase I, Lot 65, of record in Instrument No. 20010608-0060668, register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Robert S. Spires, unmarried by Warranty Deed from Misty Carpenter, married (formerly known as Misty L. Blake), dated September 12, 2013, recorded September 19, 2013, in Instrument No. 20130919-0098615, in the Register's Office for Davidson County, Tennessee.

**The preparer of this deed makes no representation as to the status of title to the property described herein. This deed has been prepared solely from information furnished to the preparer who makes no representation other than that it has been accurately transcribed from information provided.**

WITH THE hereditaments and appurtenances thereunto pertaining, hereby releasing any and all claims to homestead and dower therein.

Whenever in the instrument a pronoun is used, it shall be construed to represent either singular or plural as the case may demand.

Witness my hand and seal this 23 day of February, 2018.

Robert S. Spires

**STATE OF TENNESSEE**
**COUNTY OF** Maury

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Robert S. Spires , to me known to be the person described in and who executed the foregoing instrument and who acknowledged the execution of the same to be his/her/their free act and deed.

Witness my hand and official seal this 23 day of February, 2018.

Notary Public

My Commission Expires: My Commission Expires February 23, 2021

HANNAH CUTSHALL STATE OF TENNESSEE NOTARY PUBLIC MAURY COUNTY

**STATE OF TENNESSEE**
**COUNTY OF** Maury

The actual consideration of this transfer is $1.00.

Affiant

Subscribed and sworn to before me this 23 day of February, 2018.

Notary Public

My Commission Expires February 23, 2021

My Commission Expires: _____

HANNAH CUTSHALL STATE OF TENNESSEE NOTARY PUBLIC MAURY COUNTY