Bill Garrett Davidson County
Batch# 75636 DEEDQC
04/03/2018 07:59:27 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20180403-0030712

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Road, Suite 203A
Nashville, Tennessee 37215
File No. 15074895

VIRGINIA ANDERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES NOVEMBER 8, 2021

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is: $-0-.

Affiant

Subscribed and sworn to before me, this 29th day of March, 2018.

Notary Public

My Commission Expires: _____

QUITCLAIM DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Robert W. Spessard, III, and Erin Spessard 1113 Clayton Ave Nashville, TN 37204	New Owner	118-6-26.00

FOR AND IN CONSIDERATION of Ten and 00/100 Dollars ($10.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, **Erin M. Shea now known as Erin Spessard, married,** (hereinafter referred to as the "Grantor") does hereby quitclaim, transfer and convey unto **Robert W. Spessard, III and Erin Spessard, husband and wife,** their heirs and assigns all of their rights, title and interest in the real property in the County of Davidson, State of Tennessee, and more particularly described as follows:

Land in Davidson County, Tennessee, being Lot 71 B, BATTLEFIELD ESTATES, SECTION 1, as shown on plat of record in Plat Book 843, Pages 96 and 97, 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 Erin M. Shea, married by Warranty Deed from Kathleen Penney, unmarried, recorded on the 2nd day of October, 2006 in Instrument No. 20061002-0121709, in the Register's Office of Davidson County, Tennessee.

Erin M. Shea and Erin Spessard being one and the same.

This is improved property known as 2927 Vaulx Ln Nashville, TN 37204

Grantor covenants that they are lawfully seized and possess said real property in fee simple, have a good right to convey it, and that the same is unencumbered, except for 2018 taxes that are not yet due and payable, as well as any restrictions, conditions and easements of record.

Whenever used, the singular number shall include the plural, the plural the singular and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 29th day of March, 2018.

Erin M. Shea n/k/a Erin Spessard

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public, in and for the said county and state, the within named Erin M. Shea n/k/a Erin Spessard, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 29th day of March, 2018.

Notary Public

My Commission Expires: _____

VIRGINIA ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES NOVEMBER 6, 2021