PREPARED BY AND RETURN TO:
Bryan D. Spicer
Attorney at Law
342 Cool Springs Blvd., Suite 202
Franklin, TN 37067
File No. 27823

Bill Garrett Davidson County
Batch# 116670 DEEDQC
07/16/2018 12:34:55 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20180716-0068820

This instrument was drafted from information furnished by the parties. No representation or warranty is made by the preparer as to the accuracy of anything set forth herein. The parties have waived performance of a title search, title opinion letter or title insurance by the preparing attorney.

Preparer is not a closing agent pursuant to Section 6045 of the Internal Revenue Code as amended by the Tax Reform Act.

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration is $0.00

Affiant: Coleen Newsome

Subscribed and sworn before me, this the 21st day of June, 2018.

Notary Public: Valerie L Kane
My Commission Expires: 6/12/21

VALERIE L KANE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 06-12-2021

Address of New Owner:
Justin C. Speakman
Lola Gasabova Speakman
513 Rosedale Avenue
Nashville, TN 37211

Send Tax Bills To:
Same as New Owner

MAP/PARCEL:
118-04-0-114.00

QUITCLAIM DEED

For and in consideration of One Dollar (1.00), cash in hand paid, the receipt of which is hereby acknowledged, **Justin C. Speakman, married** (hereinafter referred to as "**GRANTOR**") does quitclaim and convey all of his undivided right, title and interest to the hereinafter described property to **Justin C. Speakman and Lola Gasabova Speakman, husband and wife,** (hereinafter referred to as "**GRANTEES**") their Heirs and Assigns, in and to the following described tract of land:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 57 on the Plan of Hurdwood Heights, Section 1, of record in Plat Book 2300, page 24, 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 Justin C. Speakman, unmarried, by Warranty Deed from David E. Boatman, dated November 20, 2014, of record in Instrument No. 20141120-0107145, Register's Office for Davidson County, Tennessee.

This is improved property located at 513 Rosedale Avenue, Nashville, TN 37211

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

IN WITNESS WHEREOF, this document was executed this 21 day of June, 2018.

Justin C. Speakman

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Justin C. Speakman, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed this instrument for the purposes contained therein.

Witness my hand and official seal at Franklin, Tennessee, this 21st day of June, 2018.

Notary Public

My Commission Expires: 6/12/21

VALERIE L KANE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 06-12-2021