Bill Garrett Davidson County
Batch# 130470 DEEDQC
08/17/2018 09:50:29 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20180817-0081687

THIS INSTRUMENT PREPARED BY: **Jeffrey Mobley, atty.** **Howard Mobley Hayes & Gontarek, PLLC** **2319 Crestmoor Road** **Nashville, Tennessee 37215** **(615) 627-4444**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration for this transfer is $--NONE--. Affiant Subscribed and sworn to before me, this 10th day of August, 2018. Notary Public My Commission Expires:

JEFFREY MOBLEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 01-08-2019

Address of new owners:	Send Tax Bills to:	Map-Parcel Numbers:
Nan E. Speller and/or Andrew Lawrence Speller and/or Stephanie Speller Townsend, Trustees 5952 Sedberry Road Nashville, Tennessee 37205	SAME	116 09 0 053.00

QUITCLAIM DEED

KNOW ALL PERSONS BY THESE PRESENTS, that for and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Nan E. Speller, hereinafter called the Grantor, for the purpose of transferring the Grantor's entire ownership interest in the subject real

property to a revocable inter-vivos (living) trust established by the Grantor, hereby remises, releases and quitclaims all of the Grantor's right, title and interest in and to certain real property in the State of Tennessee more particularly described on Exhibit A attached hereto and incorporated herein by reference to **Nan E. Speller and/or Andrew Lawrence Speller and Stephanie Speller Townsend, Trustees of the Nan E. Speller Living Trust**, established by the Revocable Trust Agreement of Nan E. Speller dated August 10, 2018, as amended and restated from time to time, and to their successors in trust, with full power to sell, transfer, mortgage and convey without signature of any beneficiary, hereinafter called the Grantees, and the Grantees' successors and assigns.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

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

WITNESS my hand this 10th day of August, 2018.

Nan E. Speller

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Nan E. Speller, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, at office, this 10th day of August, 2018.

My Commission Expires:

JEFFREY MOBLEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-08-2019

Notary Public

EXHIBIT A

Legal Description

Land in Davidson County, Tennessee, being Lot No. 313 on the Plan of Hillwood Estates, Section 12, as of record in Book 2663, page 109, Register's Office for said County.

Said Lot No. 313 fronts 130.2 feet on the westerly side of Sedberry Road and extends back 293.4 feet on the northerly line and 443.5 feet on the southerly line to a dead line measuring 281.8 feet thereon.

Being the same property conveyed to Robert L. Jackson, Trustee, by deed from Lawrence W. Speller and Nan E. Speller, and further conveyed to Nan E. Speller, by the same deed from Robert L. Jackson, Trustee, of record in Book 6915, page 559, Register's Office for Davidson County, Tennessee.

This is improved property known as 5952 Sedberry Road, Nashville, Tennessee 37205.