Bill Garrett Davidson County
Batch# 133981 DEEDQC
08/28/2018 08:44:48 AM 3 pgs
Fees: $17.00 Taxes: $0.00

20180828-0084939

SEPTEMBER LANDERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-3-2020

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 22 day of August, 2018. Notary Public My Commission Expires: 3/2020

Address of new owner:	Send Tax Bills to:	Map-Parcel Numbers:
Michael Shawn McSpadden, Trustee 1511 Sweetbriar Avenue Nashville, Tennessee 37212	SAME	117 04 0 113.00

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, Michael Shawn McSpadden, an unmarried man, 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 **Michael Shawn McSpadden, Trustee of the Michael Shawn McSpadden Living Trust**, established by the Revocable Trust Agreement of Michael Shawn McSpadden dated April 11, 2018, as amended and restated from time to time, and to his successors in trust, with full power to sell, transfer, mortgage and convey without signature of any beneficiary, hereinafter called the Grantee, and the Grantee's 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 22nd day of August, 2018.

Michael Shawn McSpadden

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 Michael Shawn McSpadden, 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 22 day of August, 2018.

My Commission Expires: 3/2020

Notary Public

STATE OF TENNESSEE NOTARY PUBLIC
SEPTEMBER LANDERS
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3/6/2020

EXHIBIT A

Legal Description

Land in Davidson County, Tennessee, being the Westerly 50 feet of Lot No. 106 on the Plan Of Belmont Land Company's Plan of Lots, as of record in Plat Book 421, Page 34, Register's Office for County, Tennessee.

Said part of Lot No. 106 fronts 50 feet on the Southerly side of Sweetbriar Avenue and runs back between parallel lines, 301 feet to a dead line.

Being the same property conveyed to Shawn McSpadden, an unmarried man, by deed from Julie M. Boos, a single woman, of record as Instrument No. 20180807-0077433, Register's Office for Davidson County, Tennessee.

Michael Shawn McSpadden and Shawn McSpadden are one and the same person.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2018 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of BELMONT LAND COMPANY'S PLAN OF LOTS, as recorded in Plat Book 421, Page(s) 34.

Covenants, conditions, restrictions, easements or servitudes, if any, appearing in the public records.

This is improved property known as 1511 Sweetbriar Avenue, Nashville, Tennessee 37212.