THIS INSTRUMENT WAS PREPARED BY:
Bankers Title & Escrow Corporation
5107 Maryland Way, Suite 115
Brentwood, TN 37027

Karen Johnson Davidson County
Batch# 195675 DEEDQC
02/15/2019 08:52:21 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20190215-0014135

New Owner:	Send Tax Bills To:	Map & Parcel No:
Emily and Denney Sandwith 248 Cherokee Station Drive Nashville, TN 37209	New Owner	103-080-E-8.00CO

Preparer makes no representative warranties as to the accuracy of the information contained herein, the same having been prepared from information furnished solely by the parties hereto without benefit of a title search.

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of One and 00/100 ($1.00) Dollar, cash in hand paid, **Clarence Spalding and wife, Ann Spalding,** the Grantor, has bargained and sold, and does hereby transfer, convey and quitclaim unto **Emily Sandwith and husband, Denney Sandwith,** the Grantees, their heirs and assigns forever, all of their rights, title and interests in and to certain real property situated in Davidson County, Tennessee, and being more particularly described as follows:

> Land in Davidson County, Tennessee, being Unit 15D-B on the Plan of Cherokee Crossing Town Homes, a Horizontal Property Regime with Private Elements, as set out in the Master Deed establishing Cherokee Crossing Town Homes, of record as Instrument No. 20060908-0111567, along with the exclusive interests and rights to the Limited Common Elements serving said Unit, an equal and undivided interest in the Common Elements, and rights to applicable easements, as set out, described, and contained in the said referenced Master Deed. Said instrument, and the exhibits thereto, amend the recording of Lots 13D-17D on the final Plan of Cherokee Crossing, as of record as Instrument No. 20050328-0032338, Register's Office for Davidson County, Tennessee.
>
> Being the same property conveyed to Clarence Spalding and wife, Ann Spalding, from Lowell A. Goldman and wife, Eleanor Goldman, by Warranty Deed of record as Instrument No. 20151015-0104979, Register's Office for Davidson County, Tennessee.

This is improved property known as 248 Cherokee Station Drive, Nashville, TN 37209.

IN WITNESS WHEREOF, the Grantors have executed this Quitclaim Deed for the purposes herein stated by subscribing their signatures this 14 day of FEBRUARY, 2019.

GRANTOR:

Clarence Spalding

Ann Spalding

STATE OF TN
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, **Clarence Spalding and Ann Spalding,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument as their free act and deed for the purposes herein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 14th day of February, 2019.

NOTARY PUBLIC

DAVID DANIEL SMITH
TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 12-7-20

STATE OF TN
COUNTY OF Davidson

The Actual Consideration or Value, whichever of greater, for this transfer is $0.00.

Affiant

Subscribed and sworn to before me this 14th day of February, 2019.

NOTARY PUBLIC

DAVID DANIEL SMITH
TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires 12-7-20