This Instrument is Prepared By:

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Karen Johnson Davidson County
Batch# 201039 DEEDQC
03/01/2019 11:57:41 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20190301-0018802

QUITCLAIM DEED

Address of New Owner	Send Tax Bills To:	Map/Parcel
Dellson Properties, LLC	**Dellson Properties, LLC**	
4116 Weakley Ln	**4116 Weakley Ln**	**182-06-0-A-368.00-CO**
Mount Juliet, TN 37122	**Mount Juliet, TN 37122**	

THIS INSTRUMENT, made and entered into this 20 day of February, 2019, by and between **KEVIN ELLIOTT SPENCER AND JESSICA MORRISETTE SPENCER,** *("Grantors")* and **DELLSON PROPERTIES, LLC** *("Grantee")*;

FOR AND IN CONSIDERATION of Ten Dollars and 00/100 ($10.00), the receipt of which is hereby acknowledged, the undersigned **KEVIN ELLIOTT SPENCER** and **JESSICA MORRISETTE SPENCER,** Grantors, convey and quitclaim their interests and all of their rights, title and interests, marital or otherwise, in and to the following parcel of described real property, in Davidson County, Tennessee to wit:

> Being Lot No. 305, on the plan of Final Plat of for Cluster Lot Subdivision, Old Hickory Hills, Phase Three, Section Two, as the same appears of record in Instrument No. 20070510-0056155, Register's Office for Davidson County, Tennessee, to which plat specific reference is hereby made for a more particular description.
>
> BEING the same property conveyed to Kevin E. Spencer and Jessica S. Spencer, husband and wife, by Warranty Deed from Guaranty Trust Company, of record in Instrument No. 20080805-0080485, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This is improved property known as 9240 Thomason Trail, Antioch, Tennessee 37013.

And now, **KEVIN ELLIOTT SPENCER** and **JESSICA MORRISETTE SPENCER,** for the express purpose of carrying out the intent of this conveyance, as above set out, do hereby quitclaim and convey *all of* its property interest into **DELLSON PROPERTIES, LLC.** The same property hereinabove described and set forth, to which reference is here made, and said property is conveyed subject to the same limitations, restrictions and encumbrances as may affect the premises, as above set forth.

IN WITNESS WHEREOF, the Grantor, **KEVIN ELLIOTT SPENCER,** has hereunto set his hand on this the 20 day of February 2019.

Kevin Elliott Spencer

KEVIN ELLIOTT SPENCER

STATE OF TENNESSEE)
COUNTY OF Rutherford)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **KEVIN ELLIOTT SPENCER,** the Grantor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Smyrna, Tennessee, this 20th day of February 2019.

Kelbie Snipes

NOTARY PUBLIC

KELBIE SNIPES NOTARY PUBLIC STATE OF TENNESSEE RUTHERFORD COUNTY

My Commission Expires: 5-22-22

IN WITNESS WHEREOF, the Grantor, **JESSICA MORRISETTE SPENCER,** has hereunto set her hand on this the 20 day of February 2019.

Jessica Morrisette Spencer

JESSICA MORRISETTE SPENCER

STATE OF TENNESSEE)
COUNTY OF Rutherford)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **JESSICA MORRISETTE SPENCER,** the Grantor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Smyrna, Tennessee this 20th day of February 2019.

Kelbie Snipes
NOTARY PUBLIC

KELBIE SNIPES NOTARY STATE OF TENNESSEE PUBLIC RUTHERFORD COUNTY

My Commission Expires: 5-22-22

STATE OF TENNESSEE)
COUNTY OF Rutherford)

I hereby swear or affirm that to the best of affiant's knowledge, information and belief, the actual consideration for the transfer is $10.00.

Kevin Elliott Spencer
Affiant/Grantee: **Kevin Elliott Spencer, Managing Member of Dellson Properties, LLC**

Subscribed and sworn to before me this 20th day of February, 2019.

Kelbie Snipes
NOTARY PUBLIC

KELBIE SNIPES NOTARY STATE OF TENNESSEE PUBLIC RUTHERFORD COUNTY

My Commission Expires: 5-22-22