Karen Johnson Davidson County
Batch# 210652 DEEDQC
03/28/2019 09:16:56 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20190328-0027936

This Instrument Was Prepared By & Return To:
Gregory S. Perrone, PC
109 Westpark Drive, Suite 330
Brentwood, TN 37027

New Owner(s):	Send Tax Bills To:	Map and Parcel #
Judy C. Gouldener **276 Myhr Green** **Nashville, TN 37221**	**New Owner**	**142-05-0B-12.00 CO**

QUITCLAIM DEED

FOR AND IN CONSIDERATION OF TEN DOLLARS ($10.00), cash in hand paid, the receipt of which is hereby acknowledged, **Michael S. Sprouse and Jason M. Sprouse,** by these presents do hereby quitclaim and convey unto **Judy C. Gouldener,** her heirs and assigns, all their right, title and interest in and to the following described tract of land:

Land in Davidson County, Tennessee, being Unit No. B-304, together with the carport designated No. B-304-C in River Plantation, Section Three, a Condominium, a Horizontal Property Regime, located on Sawyer Brown Road, Nashville, Davidson County, Tennessee, as shown on the plat of River Plantations, Sections Three, Condominium Apartments, as of record in Book 4675, pages 75, 76 and 77 and amended in Book 4675, pages 103, 104 and 105, Register's Office for said County, and described in a Master Deed recorded in Book 4784, page 464, Register's Office for said County, to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to JOSEPH EDWARD GOULDENER AND WIFE, JUDY C. GOULDENER, by deed from ETHEL IRENE WEST AND PEGGY W. BOW, BOTH UNMARRIED, of record in Book 11556, Page 953, dated June 30, 1999, said Register's Office. JOSEPH EDWARD GOULDENER having since died, leaving JUDY C. GOULDENER as surviving tenant by the entirety.

Further being the same property conveyed to MICHAEL S. SPROUSE, JASON M. SPROUSE AND JUDY C. GOULDENER, AS TO A LIFE ESTATE, by quitclaim deed from JUDGY C. GOULDENER, of record in Instrument No. 20180323-0027390, dated March 14, 2018, said Register's Office.

This is _XX_improved ____unimproved property known as **8300 Sawyer Brown Road, #B-304, Nashville, TN 37221.**

Grantors warrant that this property is not the marital residence of the Grantors or Grantors' spouse and is not subject to any marital interests therein.

This Quit Claim Deed was prepared for the purpose of vesting fee simple title in Judy C. Gouldener.

THIS CONVEYANCE IS MADE SUBJECT TO TAXES FOR THE CURRENT YEAR, ANY AND ALL ZONING REGULATIONS, RESTRICTIONS, SETBACK LINES, EASEMENTS, AND ENCUMBRANCES OF RECORD, IF ANY, AS MAY AFFECT THE PREMISES.

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.

Michael S. Sprouse

Jason M. Sprouse

STATE OF TENNESSEE
COUNTY OF Rutherford

On this 18th day of March, 2019, before me personally appeared **Michael S. Sprouse,** to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and who acknowledged the execution of the same to be his free act and deed.

Witness my hand this 18th day of March, 2019.

HOLLY A CREGO STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

Notary Public
My commission expires: 8/22/21

On this 18th day of March, 2019, before me personally appeared **Jason M. Sprouse,** to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and who acknowledged the execution of the same to be his free act and deed.

Witness my hand this 18th day of March, 2019.

HOLLY A CREGO STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

Notary Public
My commission expires: 8/22/21

STATE OF TENNESSEE
COUNTY OF Rutherford

The actual consideration for this transfer of property is ***$0.00*** and no other monetary consideration.

Affiant

Sworn to and subscribed before me this 18th day of March, 2019.

HOLLY A CREGO STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

Notary Public
My commission expires: 8/22/21