Karen Johnson Davidson County
Batch# 226881 DEEDQC
05/07/2019 03:51:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20190507-0042838

THIS DOCUMENT PREPARED BY:

Bryan Howard
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-.

Alyse Sprintz
Affiant

Subscribed and sworn to before me, this 7th day of May, 2019.

Bryan Howard
Notary Public

My Commission Expires:

BRYAN HOWARD NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 03-08-2021

Address of new owner:	Send Tax Bills to:	Map-Parcel Numbers:
Alyse Sprintz, Trustee 104 Clydelan Court Nashville, TN 37205	SAME	Tract 1: Map 129, Parcel 139.00 Tract 2: Map 103, Parcel 021.00

QUITCLAIM DEED

KNOW ALL PERSONS by these presents that Charles Sprintz and wife, Alyse Sprintz, (the "Grantors"), for and in consideration of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, and for the purpose of transferring their entire interest in the subject parcels of real property, hereby releases, remises and quitclaims unto Alyse Sprintz, as Trustee of the Sprintz Tennessee Community Property Trust dated May 7, 2019, all right, title and interest of the Grantors in and to certain tracts or parcels of land in Tennessee, being more particularly described on Exhibit A attached hereto and incorporated herein by reference.

The subject realty is quitclaim subject to such limitations, restrictions and encumbrances as may affect the premises.

WITNESS our hands this 7th day of May, 2019.

Charles Sprintz

Alyse Sprintz

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Charles Sprintz and Alyse Sprintz, with whom I am personally acquainted, and who acknowledged that such persons executed the within instrument for the purposes therein contained.

Witness my hand and official seal on this the 7th day of May 2019.

Notary Public

My Commission Expires:

BRYAN HOWARD STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03-08-2021

EXHIBIT A
Legal Description

TRACT 1

Land in Davidson County, Tennessee, being Lot No. 3 on the Plan of Cheekwood Estate, as of record in Book 2663, page 103, Register's Office for said County. Said Lot No. 3 fronts 125 feet on the southerly side of Clydelan Court and runs back between lines 356.6 feet on the westerly line and 384.3 feet on the easterly line to a dead line in the road maneuvering 127 feet on said line.

Being the same property conveyed to Charles Sprintz and wife, Alyse Sprintz, by Warranty Deed from Morris Roth and wife, Dorothy F. Roth, of record in Book 3572, page 639, Register's Office for Davidson County, Tennessee.

This is improved property known as 105 Clydelan Court, Nashville, TN 37205.

TRACT 2

Land in Davidson County, Tennessee, being Lot No. 2 on Plan of Sprintz - Zander Commercial Park, Revision One, of record in Plat Book 6900, page 888, Register's Office of Davidson County, Tennessee.

Portions of this property were conveyed to Charles Sprintz and wife, Alyse Sprintz by Corrective Quitclam Deed from B & B Properties, of record in Deed Book 9260, Page 660, Register's Office of Davidson County, Tennessee, by Warranty Deed from Ella Del Favero and husband, Albert J. Del Favero, of record in Deed Book 5908, Page 868, Register's Office of Davidson County, Tennessee, by Warranty Deed from Carlton R. Yates, of record in Deed Book 6309, Page 468, Register's Office of Davidson County, Tennessee, and by Warranty Deed from Bonnie R. Harris, of record in Deed Book 6309, Page 471, Register's Office of Davidson County, Tennessee .

This is improved property known as 325 White Bridge Pike, Nashville, TN 37209.

201905070042838

CERTIFICATE OF AUTHENTICITY

I, Bryan Howard, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Bryan Howard

Bryan Howard

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Dianne Jaynes, a notary public for this county and state, Bryan Howard, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Dianne Jaynes

Notary Public

My Commission Expires: _____

Notary's Seal (if on paper)

