Karen Johnson Davidson County
Batch# 230180 DEEDQC
05/15/2019 12:23:40 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20190515-0045804

QUITCLAIM DEED

FROM: Andrea K. Spencer

TO: Jason R. Horner

This Instrument was Prepared by:
Rebecca K. McKelvey
Stites & Harbison PLLC
401 Commerce Street, Suite 800
Nashville, Tennessee 37219

Address of New Owner(s):	Send Tax Bills To:	Map-Parcel Numbers:
Jason R. Horner 9563 Highway 96 Franklin, TN 37064	Jason R. Horner 9563 Highway 96 Franklin, TN 37064	178.36

AFFIDAVIT

STATE OF Tennessee)
COUNTY OF Davidson)

The undersigned, after being first duly sworn according to law, does make oath and affirm that this Quitclaim Deed was executed and delivered in accordance with the terms of a Final Decree of Divorce and Marital Dissolution Agreement in that certain case styled **Jason R. Horner v. Andrea K. Spencer, Case No. 18D-1484, Third Circuit Court for Davidson County, Tennessee,** and that there was no other consideration given for the transfer.

Andrea K. Spencer, Affiant

Sworn to and subscribed before me, this the 10 day of May, 2019.

JANE SEABORN CARTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public

My Commission Expires: March 8, 2021

My Commission Expires Mar. 8, 2021

This is a transaction exempt from tax pursuant to T.C.A. Sec. 67-4-409(a)(3)(E) and is executed in accordance with the terms and conditions of a Final Decree of Divorce and Marital

Dissolution Agreement executed in that certain case styled **Jason R. Horner v. Andrea K. Spencer, Case No. 18D-1484, Third Circuit Court for Davidson County, Tennessee**. Accordingly, **Andrea K. Spencer,** does hereby quitclaim unto the said **Jason R. Horner**, his heirs, successors, and assigns, all of her right, title and interest in and to that certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to wit:

> Land in the 9th Civil District of Davidson County, Tennessee, on the west side of Tennessee Highway No. 96 as shown on an unrecorded map prepared by Barge, Waggoner & Sumner dated June 26th, 1970, and being more particularly described as follows: Beginning at a point at the intersection of the westerly margin of Tennessee Highway No. 96 and the northerly line of the property conveyed to Maggie B. Allison as recorded at Page 242 of Book 548 in the Register's Office for Davidson County; thence in a southwesterly direction with Maggie B. Allison's northerly boundary and with the meanders of a fence south 54 ½ deg. West 1058.2 feet to the center of East Fork Creek; thence in a northerly direction with the meanders of the center line of East Fork Creek north 21 deg. 41' west 299 feet; thence leaving East Fork Creek in an easterly direction parallel to Allison's northerly boundary north 54 ½ deg. east 912.2 feet to a point in the westerly margin of Highway No. 96; thence with the westerly margin of Highway No. 96 in a southeasterly direction with a curve to the left, the said curve having a cord of south 49 deg. 54' east 299.8 feet, a length of three hundred feet to the point of beginning, containing 6 ½ acres more or less.
>
> Being the same property conveyed to Jason R. Horner by deed from David F. Baldwin and wife, Sara Baldwin, dated August 20, 2015 of record in Instrument No. 20150902-0089597, Register's Office for Davidson County, Tennessee.
>
> This property is improved property known as 9563 Highway 96, Franklin, TN 37064.

Witness my hand this 10 day of May, 2019.

ANDREA K. SPENCER

STATE OF Tennessee)
COUNTY OF Davidson)

Personally appeared before me, Jamie Seaborn Carter, a Notary Public of said County and State, **Andrea K. Spencer**, whose identity was proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, TN, 10th., May, this ____ day of May, 2019.

Jamie Seaborn

NOTARY PUBLIC

My Commission Expires: March 8, 2021

JAMIE SEABORN CARTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires Mar. 8, 2021