Karen Johnson Davidson County
Batch# 266689 DEEDQC
08/05/2019 12:16:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20190805-0077384

THIS INSTRUMENT PREPARED BY:

PAUL GONTAREK
Howard Mobley Hayes & Gontarek, PLLC
2319 Crestmoor Road
Nashville, Tennessee 37215
(615) 627-4444
(615) 627-4448 fax
paulg@howardmobley.com

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $NONE.

AFFIANT

Subscribed and sworn to before me this the 31 day of July, 2019.

Notary Public

CHRISTOPHER LANIGAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires: 10/2/19

This transfer is exempt from real estate transfer tax pursuant to Tennessee Code Annotated Section 67-4-409(a)(3)(D).

Address of New Owner(s):	Send Tax Bills To:	Map-Parcel Number(s) :
Louise Privette Spann and Franklin Lee Spann 5215 County Club Drive Brentwood, TN 37027	-SAME-	Map 118-11 Parcel 140

EXECUTOR'S QUITCLAIM DEED

KNOW ALL PERSONS by these presents that Louise Privette Spann, Executrix of the Estate of John Arthur Spann, III, deceased, (the "decedent"), who died on March 30, 2019, 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 in connection with the distribution of the estate of the decedent pursuant to the decedent's will that was duly admitted to probate in Williamson County, Tennessee, Docket Number P10371, Probate Court Clerk's Office for said county, hereby releases, remises and quitclaims unto Louise Privette Spann, all of the right, title and

interest of the decedent and the decedent's estate in and to a certain tract or parcel of land in the State of Tennessee, being more particularly described on Exhibit A attached hereto and incorporated herein by reference.

Said property is quitclaimed subject to such limitations, restrictions and encumbrances as may affect the premises.

As a result of this conveyance, Louise Privette Spann and Franklin Lee Spann will each own a one-half (1/2) interest of the subject property being conveyed as tenants-in-common.

WITNESS my hand this 31 day of July, 2019.

Louise Privette Spann, Executrix

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Louise Privette Spann, Executrix, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 31 day of July, 2019.

Notary Public

My Commission Expires: 10/2/19

CHRISTOPHER LANIGAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

EXHIBIT A

Legal Description

Land lying in the Davidson County, Tennessee, more particularly described as follows:

Being Lot No. 20, Block "J" on the Plan of Berry Hill Gardens, as of record in Book 1130, page 36, Register's Office Davidson County.

Beginning at a point in the southeast corner of the herein described plat, said point being in the northerly right-of-way line of Thompson Lane and 442.6 feet westerly from the centerline of East Iris Drive;

Thence North 85°31' West along said northerly right-of-way line for a distance of 79.4 feet to a point;

Thence North 4°33' East for a distance of 134.25 feet to a point;

Thence South 85°08' East for a distance of 79.40 feet to a point;

Thence South 4°33' West for a distance of 133.70 feet to a point on the northerly right-of-way line of Thompson Lane, said point being the Point of Beginning.

Being the same property conveyed to Spann Brothers, GP, a Tennessee general partnership, by deed from Spann Insurance, Inc., a Tennessee corporation, of record as Instrument No. 20121219-0116890, Register's Office for Davidson County, Tennessee.

Also being the same property conveyed to the Estate of John A. Spann, III and Franklin Lee Spann, as tenants-in-common, by deed from Spann Brothers GP, a Tennessee general partnership, of record in as Instrument No. 20190802-0076883, Register's Office for Davidson County, Tennessee. John A. Spann, III died on March 30, 2019 and devised his entire interest in the subject property to Louise Privette Spann by Will recorded in the Chancery Court for Williamson County, Tennessee, Clerk's Office (Probate Division) on April 25, 2019 under Docket No. P10371.

This is improved property known as 710 Thompson Lane, Nashville, Davidson County, Tennessee.

CERTIFICATE OF AUTHENTICITY

I, Paul A. Gontarek, 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.

Paul A. Gontarek

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Lisa D. Hill, a notary public for this county and state, Paul A. Gontarek, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

My Commission Expires: 5-3-2021

Notary's Seal (if on paper)

