Karen Johnson Davidson County
Batch# 293044 DEEDQC
09/30/2019 11:04:59 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20190930-0099157

This Instrument Prepared By:
Brentwood Title & Escrow, LLC
320 Seven Springs Way, Suite 150
Brentwood, TN 37027
BW19456

Information in this document furnished by the parties and relied upon by the preparer of this document.

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of One Dollar ($1.00) cash in hand paid, and other good and valuable consideration, receipt of which is hereby acknowledged, I, **Dena Marie Spears** do hereby bargain, sell, release, remise, quitclaim and convey unto **Dena Marie Spears and Melvin Eugene Spears, Sr., wife and husband,** all my rights, title and interest in and to the following described real estate, to-wit:

Property address: 2823 Live Oak Road, Nashville, TN 37210

A certain tract or parcel of land located in Davidson County, Tennessee, described as follows to-wit:

LAND in Davidson County, Tennessee, being Lot No. 3 on the Map of Mashburn Heights, as of record in Book 1835, Page 1, in the Register's Office for said County.

SAID Lot No. 3 begins at a point in the south margin of Live Oak Road at the corner of Lots No. 3 and 4; thence with the line between said lots southerly 138 feet to the north line of Lot No. 1; thence with the line between Lots No. 1 and 3, easterly 163.7 feet to the West margin of Mashburn Road; thence with the margin of same, northerly 56.7 feet to the beginning of a curve; thence around said curve, northwesterly 34.5 feet to a point in the south margin of Live Oak Road; thence with the margin of same, westerly 109.6 feet to the beginning.

BEING the same property conveyed to Dena Marie Spears, an unmarried person, by Warranty Deed from Rebecca A. Fry, an unmarried person, dated 3/31/92 and recorded 4/1/92 in Book 8590, Page 972, Register's Office for Davidson County, Tennessee.

DMS
Initial(s)

IN TESTIMONY WHEREOF I have hereunto set my hand and seal this 23rd day of September, 2019.

Dena M Spears
Dena Marie Spears

STATE OF Tennessee
COUNTY OF Davidson

On this 23rd day of September, 2019, before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Dena Marie Spears** 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 same on their behalf to be his/her/their free act and deed.

Notary Public

10/26/2021
My Commission Expires:

STATE OF Tennessee
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $0.00

Dena marie Spears
Affiant

Subscribed and sworn to before me this 23rd day of September, 2019.

Notary Public

My Commission Expires: 10/26/2021

DENICE LYTLE
Notary Public
State of Tennessee, Wilson County
My Comission Expires
October 26, 2021

DENICE LYTLE
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Tax/Map ID & Parcel
119-10-0-172.00

New Owners:
Dena Marie Spears & Melvin Eugene Spears, Sr.
2823 Live Oak Rd.
Nashville, TN 37210

Send Tax Bills to :

Same as new owner