This Instrument Prepared By:
Knight Legal
7003 Chadwick Drive, Suite 321
Brentwood, TN 37027
This instrument was prepared without the benefit of a formal title search, abstract or survey and was prepared with the description of the property as furnished by the parties. The preparer of this instrument assumes no liability whatsoever either for the accuracy of the legal description or the status of the title to the property.

This space intentionally left blank for recording purposes.

Karen Johnson Davidson County
Batch# 295770 DEEDQC
10/03/2019 02:18:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20191003-0101316

New Owner:	Send Tax Bill:	Map/Parcel
Phillip A. Spainhour and Susan J. Spainhour, Trustees of the Spainhour Joint Revocable Living Trust dated June 24, 2019 7212 Sugarloaf Drive Nashville, Tennessee 37211	Same	181-01-0-A 098.00C0

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

The actual consideration for this transfer is NONE (0). (Exempt pursuant to T.C.A. § 67-4-409[a][3][F]).

Phillip A. Spainhour
AFFIANT

Sworn to and subscribed before me this 24th day of June 2019.

Notary Public

RYAN KNIGHT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAR. 8, 2021

(Notary Stamp)

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of -0- Dollars, and other good and valuable consideration, the receipt of which is hereby acknowledged, we, **PHILLIP A. SPAINHOUR** and **SUSAN J. SPAINHOUR,** husband and wife (Grantors), by these present do hereby quitclaim and convey unto **PHILLIP A. SPAINHOUR AND SUSAN J. SPAINHOUR, TRUSTEES OF THE SPAINHOUR JOINT REVOCABLE LIVING TRUST DATED JUNE 24, 2019,** (Grantees), as tenants by the entireties, its heirs and assigns, all my right, title and interest in and to the following described tract or parcel of land in Davidson County, Tennessee:

Land in Davidson County being Lot No. 114 on the Plan of Section Three, Sugar Valley, of record in Book 9700, Page 374, Amended in Instrument Number 200004100035743, Register's Office for Davidson County, Tennessee, to which Plan

reference is hereby made for a more complete description.

Being part of the same property conveyed to Phillip A. Spainhour and wife, Susan J. Spainhour, by deed from Yazdian Construction, Inc., of record in Instrument No. 20000926-0095464, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 7212 Sugarloaf Drive, Nashville, TN 37211

This instrument of conveyance is governed by Section 35-15-510, Tennessee Code Annotated, which is intended to preserve the immunity from the claims of the separate creditors of one of us for property held by us as tenants by the entireties, despite its conveyance to our revocable trust.

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

WITNESS MY HAND this 24 day of June, 2019.

By: Phillip A. Spainhour
PHILLIP A. SPAINHOUR

Susan J. Spainhour
SUSAN J. SPAINHOUR, Trustee

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Phillip A. Spainhour and Susan J. Spainhour, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Franklin, TN, this 24th day of June, 2019.

NOTARY PUBLIC
My Commission Expires: 3/8/2021

RYAN KNIGHT
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAR. 8, 2021

CERTIFICATION

I, Ryan Knight, 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.

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, Kailyn Weiss, a notary public for this county and state, Ryan Knight, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

MY COMMISSION EXPIRES: 7/27/2020

