THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, TN 37215**	STATE OF TENNESSEE) COUNTY OF WILLIAMSON) The actual consideration for this transfer is: $-0-. Affiant Subscribed and sworn to before me, this 23rd day of October, 2019 Notary Public My Commission Expires:

Karen Johnson Davidson County
Batch# 305183 DEEDQC
10/23/2019 01:17:14 PM 2 pgs
Fees: $12.00 Taxes: $0.00

20191023-0108745

WILLIAM T CHAPMAN IV
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES JULY 09, 2022

QUITCLAIM DEED

Address New Owner: ElJack Custom Homes, LLC. 762 Brownlee Drive Nashville, TN 37205	Send Tax Bills To: New Owner	Tax Information: 117 02 0 208.00

FOR AND IN CONSIDERATION of Ten and 00/100 Dollars ($10.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, **Mark Spivey, married** hereinafter referred to as the "Grantor") does hereby quitclaim, transfer and convey to **ElJack Custom Homes, LLC., a Tennessee limited liability company** his heirs and assigns, all of their rights, title and interest in the real property in the County of Davidson, State of Tennessee, and more particularly described as follows:

Land in Davidson County, Tennessee, being part of Lot Nos. 19 and 20, on the Map of W. V. Davidson's Hillsboro Highlands, Sections 2 & 3, of record in Book 843, Page 23, in the Register's Office of Davidson County, Tennessee, and described as follows:

Beginning at a point in the Southerly margin of Sharondale Drive 87.5 feet West of the Westerly margin of Valley Road; thence Southwesterly 159.5 feet to the North line of Lot No. 17, 146 feet West of Valley Road; thence with the North line of Lots 17 and 23, Easterly 88 feet to a point which is 8.5 feet East of the corner of Lots 20 and 21; thence Northeasterly 206 feet, more or less, to the South margin of Sharondale Drive, said point being 18.5 feet East of the corner of Lots 19 and 20; thence with margin of said Drive, Easterly 84 feet to the point of beginning.

Being the same property conveyed to Mark Spivey, by Warranty Deed from James B. Gossett and Lorene D. Montgomery, married persons, of record in Instrument No. 20190515-0045787, in the Register's Office of Davidson County, Tennessee, dated May 15, 2019 and recorded May 15, 2019.
Said property was never primary marital residence of Grantor.

Grantor covenants that they are lawfully seized and possess said real property in fee simple, have a good right to convey it, and that the same is unencumbered, except for 2018 taxes that are not yet due and payable, as well as any restrictions, conditions and easements of record.

Whenever used, the singular number shall include the plural, the plural the singular and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 23rd day of October, 2019.

Mark Spivey

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned Notary Public, in and for the said county and state, the within named Mark Spivey the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 23rd day of October, 2019

Notary Public

My Commission Expires:

WILLIAM T CHAPMAN IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES JULY 09, 2022