This Instrument Prepared By:
Legacy Law Group, PLLC
216 Centerview Drive
Suite 140
Brentwood, Tennessee 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# 328761 DEEDQC
12/12/2019 01:49:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20191212-0128333

New Owner:	**Send Tax Bill:**	**Map/Parcel**
MASON A. SPENCER, Trustee		6DU-38010
SARA SPENCER FOGELBERG, Trustee	SAME	160-4-80
THE SPENCER		
IRREVOCABLE TRUST		
dated December 3, 2019		
5217 Stallworth Drive		
Nashville, TN 37219		

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]).

AFFIANT

Sworn to and subscribed before me this 3rd day of December, 2019.

Notary Public

My Commission Expires:

EVANS T. HASSOLD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-06-2022

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of -0- Dollars, and other good and valuable consideration, we, JAMES T. SPENCER, and wife, ANN M. SPENCER do hereby transfer and convey any and all interest owned by us in and to that certain real estate located in Davidson County, Tennessee, being more particularly described on **EXHIBIT A**, which is attached hereto and made a part hereof, to MASON A. SPENCER and SARA SPENCER FOGELBERG, TRUSTEES of the SPENCER IRREVOCABLE TRUST, dated December 3, 2019.

[SIGNATURES APPEAR ON FOLLOWING PAGE.]

WITNESS OUR HAND this 3rd day of December, 2019.

JAMES T. SPENCER

ANN M. SPENCER

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 JAMES T. SPENCER and ANN M. SPENCER, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Brentwood, Tennessee, this 3rd day of December, 2019.

NOTARY PUBLIC

My Commission Expires:

EVANS T. HASSOLD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-06-2022

Exhibit A

Property Description

Said property is described to wit:

Land in Davidson County, Tennessee, being Lot No. 1113 on the plan of Brentwood Hall, Section XI, as of record in Book 2331, page 134, Register's Office for said County.
Said Lot No. 1113 fronts 80 feet on the easterly side of Stallworth Drive and runs back between lines, 242.9 feet on the northerly line and 252.5 feet on the southerly line to a dead line in the rear, which is a broken line, measuring 107.4 feet on said dead line.

Further, being the same property conveyed to JAMES T. SPENCER, and wife, ANN M. SPENCER, by Warranty Deed from ELIZABETH C. YOEST, of record Book 5155, Page 571, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to restrictive covenants of record in Book 2543, page 155, said Register's Office.

This is improved property known as 5217 Stallworth Drive, Nashville, Tennessee 37219.

Tennessee Certification of Electronic Document

I, James M. Adcox III, do hereby make oath that I am a licensed attorney and/or the
Signer's Name

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.

James M Adcox III
Signature

State of Tennessee

County of Davidson

Personally appeared before me, Lindsay Weiss Hinson, a notary public for this county and
Notary's Name

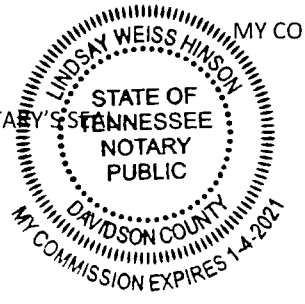
state, James M. Adcox III, who acknowledges that this certification of an electronic
Signer's Name

document is true and correct and whose signature I have witnessed.

Lindsay Weiss Hinson
Notary Signature

MY COMMISSION EXPIRES: 1/4/24

NOTARY'S STAMP:



(3) All electronic documents eligible for registration pursuant to this subsection are validly registered when accepted for recording by the county register. Electronic documents registered by county registrars prior to July 1, 2007 shall be considered validly registered with or without the certification provided in subsection (2).