Karen Johnson Davidson County
Batch# 347959 DEEDQC
01/24/2020 09:00:14 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20200124-0008741

PREPARED BY AND RETURN TO:
Bryan D. Spicer
Attorney at Law
342 Cool Springs Blvd., Suite 202
Franklin, TN 37067

This instrument was drafted from information furnished by the parties. No representation or warranty is made by the preparer as to the accuracy of anything set forth herein. The parties have waived performance of a title search, title opinion letter or title insurance by the preparing attorney.

MISTY M. THOMPSON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 03-14-2023

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration is $0.00

Affiant: _____

Subscribed and sworn before me, this the 15th, day of January, 2020.

Notary Public: _____
My Commission Expires:

ADDRESS OF NEW OWNER:
Duke & Duke, LLC
342 Cool Springs Blvd.
Suite 202
Franklin, TN 37067

SEND TAX BILLS TO:
New Owner

MAP/PARCEL:
082-03-0 029.00

QUITCLAIM DEED

For and in consideration of One Dollar (1.00), cash in hand paid, the receipt of which is hereby acknowledged, I, **Bryan D. Spicer** (hereinafter referred to as "**GRANTOR**") do quitclaim and convey all of my undivided right, title and interest to the hereinafter described property to **Duke & Duke, LLC** (hereinafter referred to as "**GRANTEE**") their heirs and assigns, in and to the following described tract of land. The property is more particularly described as follows:

CERTAIN TRACTS OR PARCELS OF LAND SITUATE AND LYING IN THE 12TH CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS, TO WIT:

TRACT II: BEING LOT NO. 4 ON THE PLAN BARKFIELD VALLEY ESTATES, AS OF RECORD IN PLAT BOOK 5210, PAGE 370, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLACT REFERENCE IS HERE BY MADE FOR A MORE COMPLETE DESCRIPTION.

Being the same property conveyed to Bryan D. Spicer by Substitute Trustee's Deed from Rubin Lublin TN, PLLC, Substitute Trustee, dated May 8, 2014, of record in Instrument No. 20140603-0048031, Register's Office for Davidson County, Tennessee.

This is now or was formerly known as: 1436-1438 Lischey Avenue, Nashville, TN 37207

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.

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

IN WITNESS WHEREOF, this document was executed this 15th day of January 2020.

Bryan D. Spicer

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Bryan D. Spicer)** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed this instrument for the purposes contained therein.

Witness my hand and official seal at office, this 15th day of January, 2020.

NOTARY PUBLIC

My Commission Expires:

MISTY M. THOMPSON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 03-14-2023