Karen Johnson Davidson County
Batch# 452401 DEEDQC
08/07/2020 10:54:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20200807-0088069

THIS INSTRUMENT PREPARED BY:
Lakeside Title & Escrow, LLC
854 Wren Rd
Goodlettsville, TN 37072
20-1930TN

QUITCLAIM DEED

Address New Owner:	Send Tax Bills To:	Map and Parcel:
Sandra Lynette Spicer	Sandra Lynette Spicer	023 00 0 013.00
2405 Crocker Springs Rd.	2405 Crocker Springs Rd.	
Goodlettsville, TN 37072	Goodlettsville, TN 37072	

THIS QUITCLAIM DEED made and entered into on the day and date last written by and between, **Sandi L. Adams N/K/A Sandra Lynette Spicer married**, hereinafter referred to as the "GRANTOR" and **Sandra Lynette Spicer married,** hereinafter referred to as the "GRANTEE":

WITNESSETH

FOR AND IN CONSIDERATION of the sum of One and No/100 ($1.00) Dollars cash in hand paid, the receipt of which is hereby acknowledge, and other good and valuable consideration, **Sandi L. Adams N/K/A Sandra Lynette Spicer married** has this day quitclaimed unto **Sandra Lynette Spicer married**, any right, title and interest in and to certain real property located in Davidson County, being more particularly described as follows, to wit:

Property known as 2405 Crocker Springs Rd. Goodlettsville, TN 37072, County of Davidson

Being a one-half or eleven acres of the original twenty-two acres of land located in the 10th Civil District of Davidson County, Tennessee, said twenty-two acres is to be divided from the East and West boundaries of the original tract and to be one-half of the original boundaries contained in the deed recorded in Book 1261, Page 154, Register's Office for said County.

Said original boundaries are as follows:

Beginning at the beginning corner of the land conveyed to James Turner and W. P. Ready in the center of the White's Creek Springs Road, the Northeast corner of Lot No. 1, and also a corner of Lot No. 2 on the plan of the White's Creek or Crocker Springs Tract, a plat of which is recorded in the Register's Office for said County; running thence North 30 deg. West, with said Crocker Springs Road, 38 poles to the Northeast corner of the graveyard lot; thence South 60 deg. West 12 poles to the Northwest corner of the graveyard lot; thence South 73 1/4 deg. West 111 poles to a rock pile in Ridge Road, two black oak pointers; thence South 35 deg. East 7 poles to a sourwood; thence South 46 deg. East 29 poles to a rock pile and hickory; thence North 65 deg. East 31 3/4 poles; thence North 72 deg. East 14 poles; thence North 86 1/4 East 20 poles; thence North 74 deg. East 53 poles to the beginning, and being part of the White's Creek or Crocker Springs Tract.

Being the same property conveyed to Charles R. Hall, Jr. by Quitclaim Deed from Charles R. Hall and wife, Guinna Hall, recorded on the 29th day of October, 2002 in Instrument No. 20021029-0132294, in the Register's Office of Davidson County, Tennessee.

Less and Except

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

Tract 1:

Being Lot No. 1, on the plan of The Charles Cook Subdivision, of record in Book 5210, Page 107, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more particular description thereof.

Being the same property conveyed to Charles R. Hall, Jr. and wife, Jennifer T. Hall by Warranty Deed dated 11-30-07 from Billy Gray, a single man of record in Instrument No. 20071206-0141320, Register's Office for Davidson County, Tennessee.

Tract 2:

Being a tract of land in the 1st Council District of Davidson County Tennessee, and a portion of that property conveyed to Charles R. Hall, Jr. in DB 20021029 0132294, R.O.D.C.T., more accurately described as follows:

Beginning at an existing 1/2 in. iron pipe in the Southwesterly margin of Crocker Springs Road, Said pipe being the most Southeast corner to the parent parcel and the most Southeast Corner to herein described tract; Thence now leaving said margin S 63°25'57" W, 171.00' To an existing 1/2 in. iron pipe; Thence N 26°33'38" W, 80.00' to an existing 1/2 in. iron pipe; Thence N 76°58'52" E, 172.30' to a point in the margin of previous said Crocker Springs Road; Thence with said margin S 31°20'02" E, 39.73' to the point of beginning containing 0.232 acres.

Being the same property conveyed to Sandi L. Adams by deed from Charles R. Hall, Jr. and wife, Jennifer T. Hall, dated 11/5/2017, recorded 11/16/2017 filed of record in Instrument No. 20171116-0117994, said Register's Office.

Tax Map and Parcel ID is as follows 023 00 0 013.00

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

Witness my/our hand(s) this 3rd day of August, 2020

Sandi L Adams N/K/A Sandra Lynette Spicer

Sandi L. Adams, N/K/A Sandra Lynette Spicer

EMILY MATHENEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03-07-2023

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Sandi L. Adams N/K/A Sandra Lynette Spicer** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Goodlettsville, Tennessee this 3rd day of August, 2020.

Notary Public

Commission Expiration: 03/07/2023

I, or we hereby swear or affirm that to the best of the affiant's knowledge, information, and belief, the actual consideration for this transfer $0.00.

Chasity Petty
Affiant

EMILY MATHENEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03-07-2023

STATE OF TENNESSEE
COUNTY OF Davidson

Subscribed and sworn to before me this 3rd day of August, 2020.

Notary Public
Commission Expiration: ~~03/07/2023~~

True Copy Certification

I, **Milissa Loew**, 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 here with and that this is a true and correct copy of the original document executed and authenticated according to law.

Milissa Loew

State of **Tennessee**
County of **Davidson**

Personally appeared before me, **Angela Pearson,** a notary public for this county and state, **Milissa Loew,** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Angela Pearson

My Commission Expires:

