Karen Johnson Davidson County
Batch# 531364 DEEDQC
12/11/2020 02:47:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20201211-0145858

Name and Address of New Owner:
Send Tax Bills To:
Krista Stark Spencer
393 Cobblestone Way
Mt. Juliet, TN 37122

This Instrument Prepared By:
Tennessee Title Services LLC
547 N Mt Juliet Rd, Ste 100
Mt. Juliet, TN 37122
Map & Parcel No: 181-14-0A-002.00-CO

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Clifford G. Spencer and Krista Stark Spencer, Trustees of the Clifford G. Spencer and Krista Stark Spencer Living Trust dated March 12, 2019, and any amendments thereto,** "the Grantor," convey and quitclaim unto **Krista Stark Spencer, a married woman,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 2 on the Plan of The Villas at Concord Place, Phase 1 of record in Plat at Instrument No. 20050922-0114218, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Clifford G. Spencer and Krista Stark Spencer, Trustees of the Clifford G. Spencer and Krista Stark Spencer Living Trust dated March 12, 2019 by Quitclaim deed from Krista D. Spencer and Cliff Spencer, wife and husband of record in Instrument No. 20190319-0024706 Register's Office for Davidson County, Tennessee, dated March 12, 2019 and recorded on March 19, 2019.

Grantor covenant that they are lawfully seized and possessed of said real estate, have good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out).

GRANTOR, BY EXECUTION OF THIS QUITCLAIM DEED, AND GRANTEE, BY ACCEPTANCE OF AND/OR FILING OF THIS QUITCLAIM DEED, HEREBY ACKNOWLEDGE THAT THIS DEED WAS PREPARED FROM INFORMATION FURNISHED BY THE PARTIES INVOLVED, AND PREPARER MAKES NO REPRESENTATION AS TO THE STATUS OF TITLE OR ACCURACY OF THE LEGAL DESCRIPTION HEREIN AND THAT NO TITLE INSURANCE IS BEING PROVIDED.

202012110145858

IN WITNESS WHEREOF, Grantor have executed this Quitclaim Deed on the 7 day of December 2020.

Clifford G. Spencer and Krista Stark Spencer Living Trust dated March 12, 2019

Clifford G. Spencer, Trustee

Krista Stark Spencer, Trustee

STATE OF TENNESSEE)
COUNTY OF WILSON)

Before me, the undersigned notary public, of the state and county aforesaid, personally appeared **Clifford G. Spencer and Krista Stark Spencer,** with whom I am personally acquainted, (or proven to me on the basis of satisfactory evidence), and who, upon oath acknowledged that they, to be the **Trustees** of **Clifford G. Spencer and Krista Stark Spencer Living Trust dated March 12, 2019,** the within named bargainor, a **Trust**, and that they as such **Trustees**, as duly authorized, executed the foregoing instrument for the purposes therein contained, by signing the name of the **Trust** by themselves as **Trustees**.

WITNESS my hand and official seal this 7 day of November 2020.

TAYLOR GRILLS TENNESSEE NOTARY PUBLIC My Comm Exp. 1/19/2022 COUNTY OF WILLIAMSON

Notary Public
My commission expires: _____

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
COUNTY OF WILSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $ **0.00**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

_____
(Affiant)

Sworn to and subscribed before me this 7 day of November, 2020.

TAYLOR GRILLS TENNESSEE NOTARY PUBLIC My Comm Exp. 1/19/2022 COUNTY OF WILLIAMSON

Notary Public
My commission expires:

202012110145858

True Copy Certificate of Authenticity

I, Taylor Grills, 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.

Signature

State of Tennessee

County of Wilson

Personally appeared before me, Rebecca Shukis, a notary public for this county and state, Taylor Grills, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

REBECCA SHUKIS
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
12/15/2021
COUNTY OF WILLIAMSON

Notary's Signature

My Commission Expires: 12/15/2021