Instrument Prepared by:
One Trusted Advisor Attorneys
101 Winners Circle, Suite 101
Brentwood, TN 37027

Karen Johnson Davidson County
Batch# 563722 DEEDQC
01/29/2021 08:25:11 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20210129-0013012

ADDRESS NEW OWNER:
Madeline R. Suter
811 Spence Enclave Lane
Nashville, TN 37210

SEND TAX BILL TO:
Owner

Map - Parcel Numbers
094-16-0E-072.00-CO

QUIT CLAIM DEED

FOR AND IN CONSIDERATION of the sum of One ($1.00) Dollar, cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, we, Timothy Suter and Julie A. Suter, husband and wife, (herein "Grantors") have this day bargained and sold and do by these presents sell, transfer and convey unto:

Madeline R. Suter, an individual, (herein "Grantee"), her successors and assigns, all their right, title and interest in a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit No. 72 on the Plan of Spence Enclave Townhomes, a Planned Unit Development as shown on Exhibit A-2 to the Declaration of Covenants, Conditions and Restrictions establishing the Spence Enclave Townhomes of record as Instrument Number 20061115-0141672 as amended by Instrument Numbers 20061117-0142842, 20061213-0153595, 20080222-0017508, 20080423-0041404 and 20080507-0047102, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description.

Being the same property conveyed to Timothy Suter and Julie A. Suter, husband and wife, by Warranty Deed from Todd M. Walker, an unmarried man, of record in Instrument No. 20190903-0088676, Register's Office for Davidson County, Tennessee, dated August 28, 2019 and recorded on September 3, 2019.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record. including all items set out on any applicable plat of record;
(2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been prorated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 811 Spence Enclave Lane, Unit 72, Nashville, TN 37210

IN WITNESS WHEREOF, I have hereunto set my signature this 20th day of January, 2021.

Timothy Suter

Julie A. Suter

STATE OF Illinois)
COUNTY OF DeKalb)

On this the 20th day of January, 2021, before me, a Notary Public, personally appeared Timothy Suter and Julie A. Suter, to me known (or proved to me on the basis of satisfactory evidence) to be the persons described in and who executed the foregoing instrument and acknowledged that such persons executed the same as their free act and deed.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

Annmarie F Bosic
Notary Public

My commission expires: 6/19/21

OFFICIAL SEAL
ANNMARIE F BOSIC
NOTARY PUBLIC - STATE OF ILLINOIS
MY COMMISSION EXPIRES:06/19/21

STATE OF Illinois)
COUNTY OF DeKalb)

The actual value or consideration, whichever is greater, for this transfer is $0.00.

AFFIANT

Subscribed and sworn to before me this
20th day of January, 2021.

Annmarie F Bosic
Notary Public

My commission expires: 6/19/21

OFFICIAL SEAL
ANNMARIE F BOSIC
NOTARY PUBLIC - STATE OF ILLINOIS
MY COMMISSION EXPIRES:06/19/21