Karen Johnson Davidson County
Batch# 572331 DEEDQC
02/ 0/2021 01:36:10 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20210210-0019262

This Instrument Prepared By:

J. Allen Reynolds III
Evans, Jones & Reynolds, P.C.
401 Commerce Street, Suite 710
Nashville, Tennessee 37219-2405

QUITCLAIM DEED

Address of New Owner:	Send Tax Bills To:	Map-Parcel Number:
Candlelite Realty, LLC 3192 East Sheepneck Road Culleoka, TN 38451	Candlelite Realty, LLC 3192 East Sheepneck Road Culleoka, TN 38451	171-04-0C-034-00CO

This instrument prepared from information supplied by the parties, for which preparer assumes no responsibility. Preparer of this instrument makes no representation as to the title of the property described herein.

FOR AND IN CONSIDERATION of One and No/100 Dollar ($1.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Jonathan E. Sparks** and **Teresa F. Sparks**, by these presents do hereby quitclaim and convey unto **Candlelite Realty, LLC**, a Tennessee limited liability company, all of their right, title and interest in and to the following described tract of land situated in Davidson County, Tennessee:

> Land in Davidson County, Tennessee, being Unit No. 34, on the Horizontal Property Regime, with Private Elements for Barrington Place, as recorded in the Master Deed of record in Instrument No. 20050914-0110701, re-recorded in Instrument No. 20051025-0128696, Register's Office for Davidson County, Tennessee, to all of which reference is hereby made for a more complete description together with an undivided percentage interest in the common elements allocated to said unit as set forth in said Master Deed.
>
> Being the same property conveyed to Jonathan E. Sparks and Teresa F. Sparks by deed from Aldene W. Wertz, Trustee of the Trust Agreement of John R. Wertz and Aldene W. Wertz, dated January 26, 2005, as amended August 21, 2009 and November 1, 2011, of record as Instrument No. 20170728-0076830 Register's Office for Davidson County, Tennessee.
>
> This is improved property, known as 906 Catlow Court, Brentwood, Tennessee 37027.

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

WITNESS our hands this 10 day of FEBRUARY, 2021.

Jonathan E. Sparks

Teresa F. Sparks

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, J. ALLEN REYNOLDS III, Notary Public, **Jonathan E. Sparks** and wife, **Teresa F. Sparks**, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Sworn to and subscribed before me, this 10 day of FEBRUARY, 2021.

Notary Public

My Commission Expires: 3-8-22

J. ALLEN REYNOLDS III
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAR 8, 2022

The actual consideration paid for this transfer is $-0-.

Affiant

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Subscribed and sworn to before me, this the 10 day of FEBRUARY 2021.

Notary Public

My Commission Expires: 3-8-22

J. ALLEN REYNOLDS III
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAR 8, 2022

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