QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 627158 DEEDQC
04/30/2021 04:08:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20210430-0058584

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29 day of April, 2021.

Notary Public

MY COMMISSION EXPIRES: 9.2.2024
(AFFIX SEAL)

KRISTIN DISSER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

THIS INSTRUMENT WAS PREPARED BY
GREATER NASHVILLE TITLE, LLC
4603 Gallatin Pike
Nashville, TN 37216

THIS INSTRUMENT WAS PREPARED FROM INFORMATION SUPPLIED BY THE PARTIES, A THIRD PARTY, AND/OR RECORD TITLE WITHOUT COUNSEL OR ADVICE AS TO LEGAL CONSEQUENCES OR TAX RELATED MATTERS. THE PREPARER ASSUMES NO LIABILTY AS TO THE ACCURACY OR CONTENT THEREOF. NO TITLE EXAMINATION OR SETTLEMENT HAS BEEN PERFORMED AND NEITHER GREATER NASHVILLE TITLE, LLC NOR ITS ATTORNEYS SHALL BE RESPONSIBLE FOR ANY MATTER THAT COULD HAVE BEEN RESOLVED BY A TITLE EXAMINATION, SETTLEMENT, OR LEGAL AND/OR TAX RELATED COUNSEL.

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Beverly K. Lane	New Owner	034070a06200co
245 Harbor Village Dr.		
Madison, TN 37115		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of One Dollar ($1.00) cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, I, **Karen S. Wrye, Successor Trustee of The Jerry Spurlock Family Living Trust dated June 19, 2020,** "the Grantor," by these presents does hereby quitclaim and convey unto **Beverly K. Lane, a single woman,** "the Grantee," their heirs and assigns, all my right, title, and interest in and to the following described tract of land:

LAND IN DAVIDSON COUNTY, TENNESSEE, being described as follows, to-wit:

Being Unit No. 44 on the Plan of Harbor Village, Phase IV, Revision I, a Horizontal Property Regime with Private Elements, which plan is attached as Exhibit "C" to the Second Amendment to Declaration of Covenants, Conditions and Restrictions for Harbor Village, Phase IV, which Second Amendment is recorded as Instrument No. 20050120-0007505, Register's Office for Davidson County, Tennessee. Said Second Amendment to Harbor Village revises Exhibit "B" to the First Amendment to Delcaration of Covenants, Conditions and Restrictions for Harbor Village Phase IV of record as Instrument No. 20030723-0102986, Register's Office for Davidson County, Tennessee. Said First Amendment revises Exhibit "C" of Original Covenants, Conditions and Restrictions of Harbor Village, Phase IV, a Horizontal Property Regime with Private Elements, recorded as Instrument No. 20030611-0080857, Register's Office for Davidson County, Tennessee, to which said plan references are hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Jerry Spurlock from Kacy Knight and wife, Janice Knight by Warranty Deed dated March 26, 2012 of record in Instrument No. 20120328-0026333, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to The Jerry Spurlock Family Trust from Jerry Ray Spurlock by Quitclaim Deed dated November 27, 2020 of record in Instrument No. 20210325-0039281, Register's Office for Davidson County, Tennessee. The said Jerry Ray Spurlock having since died on December 3, 2020, leaving Karen S. Wrye as Successor Trustee.

This is improved property at: 245 Harbor Village Drive, Madison, TN 37115

SAID PROPERTY IS CONVEYED SUBJECT TO SUCH LIMITATIONS AND ENCUMBRANCES, IF ANY, AS MAY AFFECT THE PREMISES AND SUBJECT TO ANY RESTRICTIONS, EASEMENTS, ETC., OF PUBLIC RECORD THAT MAY AFFECT SUBJECT PROPERTY.

IN WITNESS WHEREOF, I have hereunto set my hand this the 29 day of April, 2021.

The Jerry Spurlock Family Trust dated June 19, 2020

K S Wrye

Karen S. Wrye
Successor Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared Karen S. Wrye, Successor Trustee of the Jerry Spurlock Family Living Trust dated June 19, 2020, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged herself to be the Successor Trustee, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the Jerry Spurlock Family Living Trust dated June 19, 2020 by herself as Successor Trustee.

Witness my hand and official seal at Nashville, Tennessee, this the 29 day of April, 2021.

My commission expires:
9-2-2024

Kristin Disser
Notary Public

KRISTIN DISSER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Certificate of Authenticity

I, Steven Disser, 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 TN

County of Davidson

Personally appeared before me, Melissa Shaffer, a notary public for this county and state, Steven Disser who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 11/8/22.

Notary's Seal (If on paper)

MELISSA R SHAFFER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON