QUITCLAIM DEED

B-FM-21-4913

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9 DAY OF June, 2021.

Notary Public

MY COMMISSION EXPIRES: 10/2/23
(AFFIX SEAL)

DAWN MARTIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Jordan Spicer	**Same**	
(NAME) **4913 Tennessee Avenue**	(NAME)	091-07-0-455.00
(ADDRESS) **Nashville, TN 37209**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **James Spicer, Married,** hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto **Jordan Spicer, Unmarried,** hereinafter called the Grantee, his heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE,** described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 2 on the Plan of Re-Subdivision of Lot 824, Block 143, West Nashville Plan No. 1 of record in Plat at Instrument No. 20170210-0014149, 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 Jordan Spicer, unmarried and James Spicer, married, as Tenants Common with Rights of Survivorship by Warranty deed from Castleridge Home Builders, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20170807-0080564 Register's Office for Davidson County, Tennessee, dated August 03, 2017 and recorded on August 07, 2017.

Said property is not and has never been the primary residence of James Spicer.

This is **improved** property known as: **4913 Tennessee Avenue, Nashville, Tennessee 37209**.

This instrument was prepared with information supplied by the Grantees.
No title examination was performed to validate the accuracy of title.
Therefore the preparer does not accept liability for this instrument.

Karen Johnson Davidson County
Batch# 659925 **DEEDQC**
06/18/2021 02:41:38 PM 2 pgs
Fees: $12.00 Taxes: $0.00

20210618-0082798

Witness our hands this the 9 day of June, 2021.

James Spicer

James Spicer

STATE OF TENNESSEE) NC
COUNTY OF DAVIDSON) Lincoln

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared the within named bargainers, **James Spicer**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal this 9 day of June, 2021.

Valerie L. Barnes

Notary Public
My Commission expires: May 31, 2025

VALERIE L. BARNES
NOTARY
PUBLIC
LINCOLN COUNTY, NC