Prepared by:
Record and Return To:
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd., Suite 130
Nashville, TN 37215

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills, Suite 130
Nashville, TN 37215

STATE OF TENNESSEE)
COUNTY OF DAVIDSON

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

Affiant

Subscribed and sworn to before me, this 16th day of September, 2021

Notary Public

My Commission Expires: ____

ASHLEY SCHAD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 06, 2024

Karen Johnson Davidson County
Batch# 717508 DEEDQC
09/16/2021 10:27:58 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20210916-0124422

QUITCLAIM DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
ElJack Custom Homes, LLC. 4307 Sunnybrook Drive Nashville, TN 37205	New Owner	104 01 0 273.00

FOR AND IN CONSIDERATION of Ten and 00/100 Dollars ($10.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, **Mark Spivey, married** hereinafter referred to as the "Grantor") does hereby quitclaim, transfer and convey to **ElJack Custom Homes, LLC, a Tennessee limited liability company** his heirs and assigns, all of their rights, title and interest in the real property in the County of Davidson, State of Tennessee, and more particularly described as follows:

Land in Davidson County, Tennessee, being the Easterly part of Lot No. 45 on the Plan of West End Annex as Subdivided by Sylvan Park, as shown on the Plat of record in Plat Book 332, Page 61, in the Register's Office for Davidson County, Tennessee, to which Plat reference is hereby made for a more complete description of the property.

Said part of Lot No. 45 fronts 65.6 feet on the Northerly side of Colorado Avenue and extends back between parallel lines 162.9 feet to an alley.

Being the same property conveyed to Mark Spivey, married, by Warranty Deed from Jack W. Davis and Joyce H. Davis, husband and wife, of record in Instrument No. 20210730-0102655, in the Register's Office of Davidson County, Tennessee, dated July 28, 2021 and recorded on July 30, 2021.

Grantor covenants that they are lawfully seized and possess said real property in fee simple, have a good right to convey it, and that the same is unencumbered, except for 2021 taxes that are not yet due and payable, as well as any restrictions, conditions and easements of record.

Whenever used, the singular number shall include the plural, the plural the singular and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 15th day of September, 2021.

Mark Spivey

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned Notary Public, in and for the said county and state, the within named Mark Spivey the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 15th day of September, 2021.

WILLIAM T. CHAPMAN, II
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-09-2022

Notary Public
My Commission Expires: _____