Karen Johnson Davidson County
Batch# 739704 DEEDQC
10/20/2021 08:17:30 AM 6 pgs
Fees: $32.00 Taxes: $0.00
20211020-0140487

Commitment Number: 29100771
Seller's Loan Number: 4006048435

After Recording Return To:
ServiceLink
1355 Cherrington Parkway
Moon Township, PA 15108

This instrument prepared by:
Jay A. Rosenberg, Esq., Member Tennessee Bar, Rosenberg PLLC, Attorneys At Law, 101 South Reid Street, Suite 307, Sioux Falls, South Dakota 57103 (513) 247-9605 Fax: (866) 611-0170.

New Property Owner/Mail Tax Statements To:
Kelley Ames Spence and **Ryan Tracy**, 1112 Shelton Ave., Nashville, TN 37216

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER 07202016100

QUITCLAIM DEED

Exempt: Section 67-4-409(a)(4): This is a quitclaim deed given for no monetary consideration and pursuant to Tennessee Code Section 67-4-409(a)(4) no transfer tax is due.

Kelley Spence, A/K/A Kelley Ames Spence, married, whose mailing address is **1112 Shelton Ave., Nashville, TN 37216**, hereinafter grantor, for $0.00 (Zero Dollars and Zero Cents) in consideration paid, grants and quitclaims to **Kelley Ames Spence** and **Ryan Tracy, a married couple,** as tenants by the entirety, hereinafter grantees, whose tax mailing address is **1112 Shelton Ave., Nashville, TN 37216**, with quitclaim covenants, all right, title, interest and claim to the following land in the following real property:

SEE EXHIBIT A ATTACHED HERETO FOR THE LEGAL DESCRIPTION

Property Address is: 1112 Shelton Ave., Nashville, TN 37216

DERIVATION CLAUSE

The instrument constituting the Grantor's source of title in the property described herein was a

deed recorded at 20150729-0074737in the Register's Office of Davidson County, Tennessee.

Parcel ID: 07202016100

Seller makes no representations or warranties, of any kind or nature whatsoever, other than those set out above, whether expressed, implied, implied by law, or otherwise, concerning the condition of the title of the property prior to the date the seller acquired title.

The real property described above is conveyed subject to and with the benefit of: All easements, covenants, conditions and restrictions of record; in so far as in force applicable.

The real property described above is conveyed subject to the following: All easements, covenants, conditions and restrictions of record; All legal highways; Zoning, building and other laws, ordinances and regulations; Real estate taxes and assessments not yet due and payable; Rights of tenants in possession.

State of Tennessee
County of Davidson

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer is $0.00.

Subscribed and sworn to before me

This 1st day of Oct, 2021.

Affiant

Kelley Spence
Print Name

Notary Public

My commission expires:

March 3, 2025

Quentin Isabell
Print Name

QUENTIN ISABELL
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 03/03/2025
DAVIDSON COUNTY
(Seal)

Executed by the undersigned on Oct 1, 2021:

Kelley Spence AKA Kelley Ames Spence

Kelley Spence, A/K/A Kelley Ames Spence

STATE OF Tennessee
COUNTY OF Davidson

The foregoing instrument was acknowledged before me on Oct 1, 2021 by **Kelley Spence, A/K/A Kelley Ames Spence** who is personally known to me or has produced Drivers License as identification, and furthermore, the aforementioned person has acknowledged that his/her signature was his/her free and voluntary act for the purposes set forth in this instrument.

Quentin Isabell
Notary Public

QUENTIN ISABELL
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on
03/03/2025
DAVIDSON COUNTY

EXHIBIT A
(LEGAL DESCRIPTION)

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING THE WESTERLY HALF OF LOT 50 ON THE PLAN OF INGLEWOOD PLACE AS OF RECORD IN BOOK 332, PAGE 101, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. SAID WESTERLY HALF OF LOT 50 FRONTS 50 FEET ON THE SOUTHERLY SIDE OF SHELTON AVENUE AND RUNS BACK BETWEEN PARALLEL LINE 202 1/2 FEET TO A DEAD LINE. BEING THE SAME PROPERTY CONVEYED TO KELLEY SPENCE, AN UNMARRIED INDIVIDUAL FROM NEIL FLADUNG, AN UNMARRIED INDIVIDUAL, DATED 07/24/2015, RECORDED 07/29/2015, DEED INSTRUMENT # 20150729-0074737, COUNTY OF DAVIDSON, STATE OF TENNESSEE.

Tennessee Certification of Electronic Document

I, Jaime L. Petrosky, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 10-1-2021 (date of document).

Jaime L. Petrosky
Affiant Signature

June 30, 2021
Date

State of Pennsylvania

County of Allegheny

Sworn to and subscribed before me this 30th day of Jun, 2021.

Notary's Signature

MY COMMISSION EXPIRES: 5/4/2022

NOTARY'S SEAL

Commonwealth of Pennsylvania - Notary Seal
Lissette Anne Moree, Notary Public
Beaver County
My commission expires May 4, 2022
Commission number 1223847
Member, Pennsylvania Association of Notaries