Karen Johnson Davidson County
Batch# 788587 DEEDQC
01/12/2022 10:55:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20220112-0004178

Prepared by:
Realty Title & Escrow Company, Inc.
5111 Maryland Way, Suite 101
Brentwood, TN 37027

STATE OF Tennessee
COUNTY OF Rutherford
The actual consideration or value, whichever is greater, for this transfer is $0.00.

Robin Zaleski
Affiant

Subscribed and sworn to before me this 4th day of January 2022.

Shelly M. Walling
Notary Public
My commission expires _____

SHELLY M. WALLING
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 04-16-2022

#04-NSH21-03354

Address of New Owner:	Send Tax Bills to:	Tax Information:
Keely Jones 7001 Sugar Plum Road Nashville, TN 37211	New Owner	181-01-0A-036.00-CO

QUITCLAIM DEED

For consideration, the receipt and sufficiency whereof is hereby acknowledged, the undersigned, **Carlos Spragling, III, a unmarried man**, hereinafter referred to as Grantor, by these presents, does hereby quitclaim and convey unto **Keely Jones, a unmarried woman** her successors and/or assigns, all of my right, title and interest in and to the following tract or parcel of land in Davidson County, State of Tennessee, to-wit:

Land in Davidson County, Tennessee, being Lot No. 39 on the Plan of Sugar Valley, Section 1 of record in Plat Book 9700, Page 709, 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 Keely Jones and Carlos H. Spragling, III by Warranty deed from Steven L. Zolkower and wife, Janet Ann Zolkower of record in Instrument No. 20050524-0058645 Register's Office for Davidson County, Tennessee, dated May 13, 2005 and recorded on May 24, 2005. (Value of consideration shown in aforementioned deed $248,778.00.)

Being the same property conveyed to W. Aaron Fortner Trustee by Quitclaim Deed from Keely Jones and Carlos Spragling, III of record in Instrument No. 20170710-0066670, Register's Office for Davidson County, Tennessee, dated June 30, 2017 and recorded on July 10, 2017 and within the same deed the said W. Aaron Fortner, Trustee conveyed his interest in the subject property to Keely Jones and Carlos Spragling, III as Joint tenants with right of survivorship (Value of consideration shown in aforementioned deed $0.00.) Being also known as 7001 Sugar Plum Road Nashville, TN 37211.

This conveyance is made subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

Witness my hand this 17 day of December, 2021.

Carlos Spragling, III

STATE OF Tennessee
COUNTY Shelby

Personally, appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Carlos Spragling, III**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes herein contained.

Witness my hand and official seal this 17th day of December, 2021.

Notary Public

My commission expires: 10/17/2023

JOSHUA J. TUBBLE
STATE OF TENNESSEE NOTARY PUBLIC
SHELBY COUNTY

PREPARER OF THIS INSTRUMENT HAS PERFORMED NO TITLE UNDERWRITING REVIEW AND MAKES NO REPRESENTATIONS WITH REGARD TO THE TITLE OF THE SUBJECT PROPERTY, THE LEGAL DESCRIPTION FOR THE SUBJECT PROPERTY, OR THE VALIDITY OF ANY PLAT OR SURVEY REFERENCED.

TRUE COPY CERTIFICATION

Required under T.C.A. § 66-24-101(d)(3) after July 1, 2021

I, Robin Zaleski *(custodian's name)*, 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 12-17-21 *(date of document)*.

Robin Zaleski 1-5-2022

Custodian's Signature date

STATE OF TENNESSEE
COUNTY OF Rutherford

Sworn to and subscribed before me this 5th day of January, 2022.

Shelly M Walling

Notary Public

MY COMMISSION EXPIRES:

