Karen Johnson Davidson County
Batch# 872459 DEEDQC
06/16/2022 08:59:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20220616-0068789

Prepared By and Return to:
Regal Title, LLC
316 W Main St
Murfreesboro, TN 37130

State of Tennessee
County of TN Counties
The actual consideration or value, whichever is greater, for this transfer is $0.00.

Amber Whisner
Affiant

File Number: 22040358

SHANNON GILBERT NOTARY PUBLIC STATE OF TENNESSEE RUTHERFORD COUNTY

Subscribed and sworn to before me, this 29 day of April, 2022.

Shannon Gilbert
Notary Public
My Commission Expires: 8/19/23

Quit Claim Deed

Address of New Owner(s):	Send Tax Bills To:	Map/Parcel Number:
David J. Spann	Betty Frances Taylor	142-10-0-C-004.00CO
7207 Sheffield Square	953 S. McCrary St	
Nashville, TN 37221	Woodbury, TN 37190	

THIS INDENTURE, made and entered into as this 29 day of April, 2022, by and between **David J. Spann and wife, Peggy D. Spann,** as party or parties of the first part, and **Betty Frances Taylor Investment Services Trust** as party or parties of the second part.

WITNESSETH: That for and in consideration of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, the party of the first part does hereby bargain, sell, release, remise, quit claim and convey unto the party of the second part, all right, title and interest in and to the following described real estate, situated in the City of Nashville, County of TN Counties, State of Tennessee and being more particularly described as follows: to-wit:

Land in Davidson County, Tennessee, being Unit No. 7207, together with the appurtenant interest in the common elements of Sheffield, on the Plan of Sheffield Square Condominiums, Second Revision, a Horizontal Property Regime established by Master Deed of record in Book 7142, Page 73, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Condominium Site Plan attached as Exhibit "A-2" to the aforementioned Master Deed, and being located upon Lot No. 13 on Plan of Sheffield Square, Second Revision, of record in Plat Book 5210, Page 199, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to David J. Spann and wife, Peggy D. Spann by Warranty Deed from Jason C. Covington and wife, Amanda K. Covington, of record in Instrument No. 20171204-0123460, Register's Office for Davidson County, Tennessee, dated November 30, 2017 and recorded on December 4, 2017. Peggy D. Spann having since died on October 9, 2021, leaving title solely vested to David J. Spann.

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

This property is improved property known as 7207 Sheffield Square, Nashville, TN 37221.

WITNESS my hand this 29th day of April, 2022.

David J. Spann

David J. Spann

State of Tennessee
County of Davidson

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named David J. Spann with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that (s)he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Davidson, TN, this 29th day of April, 2022.

Notary Public at Large

My Commission Expires:

NICK NELSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires Sept. 8, 2025

Tennessee Certification of Electronic Document

I, Emilee Gibson, 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 4/29/22 (date of document).

Emilee Gibson
Affiant Signature

6/10/22
Date

State of TN

County of Rutherford

Sworn to and subscribed before me this 10th day of June, 2022.

Danielle Marie Crane
Notary's Signature

MY COMMISSION EXPIRES: 2/22/25

NOTARY'S SEAL

