Karen Johnson Davidson County
Batch# 940541 DEEDQC
11/14/2022 10:17:19 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20221114-0121108

THIS INSTRUMENT PREPARED BY:
Martin Heller Potempa & Sheppard
1935 21st Avenue South, Suite 100
Nashville, Tennessee 37212
(615) 800-7096

This Deed was prepared based on information provided by the parties and no independent title examination was prepared.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is: $10.00

CATHERINE SPENCER, AFFIANT

Subscribed and sworn to before me, this 9th day of November 2022.

Shelley Mason
NOTARY PUBLIC

My Commission Expires: 11-3-2025

SHELLEY A. MASON NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

QUITCLAIM DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
CATHERINE R. SPENCER and MICHAEL D. SPENCER, CO-TRUSTEES 1712 Tyne Boulevard Nashville, TN 37215	New Owner	Map and Parcel No.: 145-00-0-010.00

FOR AND IN CONSIDERATION of Ten and No/100ths Dollars ($10.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, we, Catherine Spencer and Michael Spencer, wife and husband, (collectively as "Grantor") do hereby quitclaim, transfer and convey unto Catherine R. Spencer and Michael D. Spencer, Co-Trustees of the Spencer Joint Revocable Trust, created August 9, 2022, its successors and assigns, all of my right, title and interest in certain real property in the County of Davidson, State of Tennessee, identified below.

This is improved property known as 1712 Tyne Boulevard, Nashville, TN 37215, and more particularly described as follows:

Land in Davidson County, Tennessee, being Tract 1 on the Final Plat of W. S. Gray property of record in Book 4460, Page 177, Register's Office for Davidson County, Tennessee, being more particularly described as follows, to-wit:

Beginning at a point in the westerly margin of Tyne Boulevard at the common corner of Tracts 1 and 2; thence with the line between said tracts, westerly 400.45 feet to a point; thence southerly 270.00 feet to a point; thence easterly 313.13 feet to a point in the westerly margin of Tyne Boulevard; thence with the westerly margin of said Boulevard, North 19 deg. 46' East 86.05 feet; thence North 16 deg. 50' East 95 feet; thence North 12 deg. 37' East 95 feet to the point of beginning.

Being the same property conveyed to Catherine Spencer and Michael Spencer, wife and husband, from Steven S. Tarquine and Amy L. Tarquine, husband and wife, by Warranty Deed recorded in the Register's Office of said county and state at Instrument No. 20211011-0136392.

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

This conveyance is subject to any and all existing easements and restrictions as shown of record.

This quitclaim deed was prepared based upon information provided by the parties and no independent title examination was prepared in preparation of this deed.

IN WITNESS WHEREOF, Grantor has executed this instrument on this the 9th day of November 2022.

Catherine Spencer, Grantor

Michael Spencer, Grantor

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 **Catherine Spencer**, the Grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 9th day of November 2022.

Notary Public

My Commission Expires: 11-3-2025

SHELLEY A. MASON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Comm. Expires 11/03/2025

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 **Michael Spencer**, the Grantor, 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 therein contained.

Witness my hand and official seal at office, this 9th day of November 2022.

Shelley Mason
Notary Public

My Commission Expires: 11-3-2025

