Karen Johnson Davidson County
Batch# 944259 DEEDQC
11/23/2022 09:31:38 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20221123-0123897

THIS INSTRUMENT PREPARED BY:
Law Office of David A. Childress
102 Woodmont Blvd., Suite 200
Nashville, TN 37205
615.386.9235

THIS CONVEYANCE IS EXEMPT FROM THE TRANSFER TAX UNDER T.C.A. SECTION 67-4-409(a)(3)(G)

Address New Owner(s) As Follows:	Send Tax Bills To:	Map-Parcel Numbers
Charles L. Spurgin, Jr. 709 Settlers Court Nashville, TN 37221	New Owner	126-15-0A-133.00 CO

SUCCESSOR TRUSTEE'S QUITCLAIM DEED

KNOW ALL PERSONS by these presents that CHARLES L. SPURGIN, JR., as Successor Trustee of the CHARLES L. AND BARBARA J. SPURGIN REVOCABLE TRUST dated November 14, 2016 (the "Trust"), for and in consideration of the sum of Ten and No/100 Dollars ($10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, and in connection with the distribution of the Trust assets pursuant to the terms of said Trust, does hereby remise, release and quitclaim unto CHARLES L. SPURGIN, JR., his heirs and assigns, all of the Successor Trustee's right, title and interest in and to a certain tract or parcel of land lying and being in Davidson County, Tennessee (the "Property"), more particularly described as follows:

See Attached Exhibit "A"

The Property is improved property known as 709 Settlers Court, Nashville, Tennessee 37221.

This instrument and the interest hereby released and quitclaimed are subject to the same limitations, restrictions and encumbrances as may affect the Property.

This description is prepared from information furnished to the preparer without the benefit of a title examination; and no representation as to the accuracy thereof is made, intended or to be implied. The preparer of this instrument makes no representation as to the status of the title of the Property.

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

WITNESS my hand this 17th day of November 2022.

CHARLES L. AND BARABARA J.
SPURGIN REVOCABLE TRUST
DATED NOVEMBER 14, 2016

CHARLES L. SPURGIN, JR
Successor Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, CHARLES L. SPURGIN, JR., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he is the Successor Trustee of the Charles L. and Barbara J. Spurgin Revocable Trust dated November 14, 2016, the within named bargainor, and that he as such Successor Trustee, being authorized to do so, executed the foregoing instrument for the purpose therein contained, by signing his name as Successor Trustee of the Charles L. and Barbara J. Spurgin Revocable Trust dated November 14, 2016.

WITNESS my hand, at office, this 17th day of November 2022.

Notary Public

DAVID A. CHILDS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 5/9/2023

Exhibit "A"
(to Successor Trustee's Quitclaim Deed)

Legal Description

Land in Davidson County, Tennessee, being Lot No. 248 on the Plan of Boone Trace at Biltmore, Section Three, of record in Book 9700, Page 758, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to CHARLES L. SPURGIN and BARBARA J. SPURGIN, as Co-Trustees of the CHARLES L. and BARBARA J. SPURGIN REVOCABLE TRUST dated November 14, 2016, by Quitclaim Deed from CHARLES SPURGIN and wife, BARBARA SPURGIN, dated November 14, 2016, of record in Instrument No. 20161116-0120837, Register's Office for Davidson County, Tennessee. BARBARA J. SPURGIN having died on or about June 9, 2021 and CHARLES L. SPURGIN having died on or about August 5, 2021 and CHARLES L. SPURGIN, JR. was appointed Successor Trustee of CHARLES L. and BARBARA J. SPURGIN REVOCABLE TRUST dated November 14, 2016 under the provisions of said trust agreement.

This description is the same as used in the previous deed of record.