QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 946381 DEEDQC
12/01/2022 08:52:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20221201-0125677

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th day of Nov, 2022.

Notary Public
MY COMMISSION EXPIRES: 5-31-24
(AFFIX SEAL)

MORGAN O'NEILL STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Birthright Title, LLC
2800 N. Mt. Juliet Road, Mt. Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Daryl Spicer and R. Brian Oldham	SAME AS NEW OWNER	75-4-230
(NAME) 2007 Kimberly Drive	(NAME)	
(ADDRESS) Mt. Juliet, TN 37122	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby **R. Brian Oldham and wife, Jennifer Oldham, with 1/2 undivided interest, and Daryl Spicer and wife, Dina Spicer with 1/2 undivided interest,** hereinafter called the Grantor(s), has quitclaimed **Daryl Spicer and R. Brian Oldham**, hereinafter called the Grantee(s), their heirs and/or assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

Being Lot No. 549 on the Plan of Tulip Grove, Section Nine, as of record in Plat Book 4675, Page 135, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to R. Brian Oldham and wife, Jennifer Oldham, with 1/2 undivided interest, and Daryl Spicer and wife, Dina Spicer with 1/2 undivided interest, by Warranty Deed from Donald A. Bernhardt, widowed, and of record in Instrument 20070516-0058808, Register's Office for Davidson County, Tennessee.

This property is not a marital residence and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. 26-2-307 or other similar statute.

INFORMATION PROVIDED BY PARTIES. NO WARRANTY IS PROVIDED AS TO THE ACCURACY OF THIS INFORMATION.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

This is unimproved/improved property known as 4786 Trenton Drive, Hermitage, TN 37076.

Witness my hand this 29 day of NOV, 2022.

Jennifer Oldham

Dina Spicer

State of TENNESSEE
County of Wilson

Before me, the undersigned Notary Public, personally appeared Jennifer Oldham, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 29 day of November, 2022.

Notary Public
My commission expires:

TAYLOR CLARKE
STATE OF TENNESSEE NOTARY PUBLIC
My Commission Expires July 27, 2026
WILSON COUNTY

State of TENNESSEE
County of Wilson

Before me, the undersigned Notary Public, personally appeared Dina Spicer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 28 day of November, 2022.

Notary Public
My commission expires: 7-27-2026

TAYLOR CLARKE
STATE OF TENNESSEE NOTARY PUBLIC
My Commission Expires July 27, 2026
WILSON COUNTY

Certificate of Authenticity

I, Celia Stewart-Rouse, 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 11-29-22.

Date

Celia Stewart-Rouse

Affiant Signature

11-29-22

Date

State of Tennessee

County of Wilson

Sworn to and subscribed before me this 29 day of NOV, 2022.

Notary's Signature

My Commission Expires: 4/22/23

Date

Notary's Seal

TAMMY DUNCAN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

202212010125677