Karen Johnson Davidson County
Batch# 949240 DEEDQC
12/08/2022 09:49:57 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20221208-0127888

THIS INSTRUMENT PREPARED BY:
Southland Law Group, PLLC
216 Centerview Dr. #360
Brentwood, TN 37027

NEW OWNER:
Gunther Properties, LLC
244 Greystone Dr.
Franklin, TN 37069

SEND TAX BILLS TO:
NEW OWNER

MAP/PARCEL:
094-16-0E-090-00

This instrument was drafted from information furnished by the parties. No representation or warranty is made by the preparer as to the accuracy of anything set forth herein. The parties have waived performance of a title search, title opinion letter or title insurance by the preparing attorney.

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS that we, **Mark H. Shahdanian and Patricia J. Shahdanian,** for and in consideration of Ten and no/100's ($10.00), cash in hand paid, the receipt of which is hereby acknowledged, have bargained and sold and do hereby convey remise, release and forever quitclaim unto **Gunther Properties, LLC**, all our interest, if any whether marital or otherwise, in and to a certain tract of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Unit Number 90, on the Plan of Spence Enclave Townhomes, a planned unit development, of record in Instrument Number 20061115-0141672, amended in Instrument Number 20061117-0142842, 20061213-0153595, 20080222-0017508, 20080423-0041404, 20080507-0047102 and 20100427-0031915 and by Scrivener's Affidavit and Correction Instrument of record in Instrument Number 20100428-0032407, and amended in Instrument Number 20121116-0105801, said Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description.

Being the same property conveyed to Mark Shahdanian and Patricia Shahdanian by Warranty Deed from Rheta Jayne Rogers and husband Jon S. Rogers , dated March 31, 2021 and recorded April 5, 2021, of record in Instrument 20210405-0043771, Register's Office for Davidson County, Tennessee.

This is improved property known as: **920 Spence Enclave Court, Nashville, TN 37210.**

This instrument and the interest released and quitclaimed are subject to such limitations, encumbrances, easements and restrictions as may affect the premises.
WITNESS my hand this the 2nd day of December, 2022.

Mark H. Shahdanian

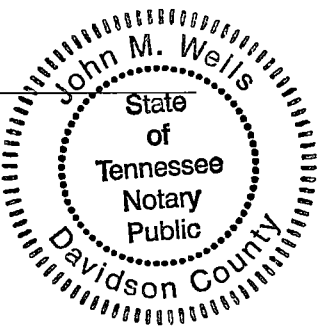
Patricia J. Shahdanian

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared Mark H. Shahdanian and Patricia J. Shahdanian with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon their oath(s) acknowledged themselves to be the within named bargainor(s), and that they executed the foregoing instrument of their own free will for the purposes therein set forth.

Witness my hand and official seal on this the 2nd day of December, 2022.

Notary Public



My Commission Expires: 3/7/2023

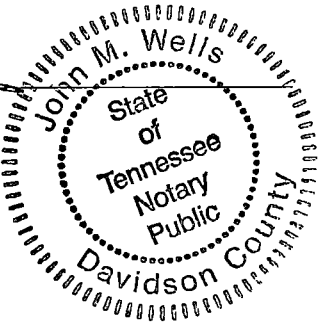
STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration for this transfer is $0.00.

Affiant

Sworn to and subscribed before me this the 2nd day of December, 2022.

Notary Public



My commission expires: 3/7/2023