Karen Johnson Davidson County
Batch# 956165 DEEDQC
12/29/2022 02:16:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20221229-0133667

THIS INSTRUMENT PREPARED BY:

Hunter R. Mobley, atty.
Howard Mobley Hayes & Gontarek, PLLC
2319 Crestmoor Road
Nashville, Tennessee 37215
(615) 627-4444

HUNTER R. MOBLEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 10-02-2023

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $--NONE--.

William A. Spehr, Trustee, Affiant

Subscribed and sworn to before me, this 21st day of December, 2022.

Notary Public

My Commission Expires: _____

Address of New Owners:	Send Tax Bills to:	Map-Parcel Numbers:
William A. Spehr and/or Tricia M. Spehr, Trustees 1704 Woodsong Drive Brentwood, TN 37027	SAME	Map 159-06-0B Parcel 017.00

QUITCLAIM DEED

KNOW ALL PERSONS BY THESE PRESENTS, that for and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **William A. Spehr and wife, Tricia M. Spehr**, hereinafter called the Grantors, for the purpose of transferring the Grantors' entire

ownership interest in the subject real property to a revocable inter-vivos (living) trust established by the Grantors, hereby remise, release and quitclaim all of the Grantors' right, title and interest in and to certain real property in the State of Tennessee more particularly described on Exhibit A attached hereto and incorporated herein by reference to **William A. Spehr and/or Tricia M. Spehr, Trustees of the William & Tricia Spehr Living Trust, established by the Revocable Trust Agreement of William A. Spehr and Tricia M. Spehr dated December 21, 2022**, as amended and restated from time to time, and to their successors in trust, with full power to sell, transfer, mortgage and convey without signature of any beneficiary, hereinafter called the Grantees, and the Grantees' successors and assigns.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

Said property is quitclaimed subject to such limitations, restrictions and encumbrances as may affect the premises.

WITNESS our hands this 21st day of December, 2022.

William A. Spehr

Tricia M. Spehr

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, William A. Spehr and Tricia M. Spehr, with whom I am personally acquainted, and who acknowledged that such persons executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 21st day of December, 2022.

My Commission Expires: _____

HUNTER R. MOBLEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 10-02-2023

Notary Public

EXHIBIT A

Legal Description

Land in Davidson County, Tennessee, being Lot No. 17 on the Plan of Final Plat of Voce, Phase 2A of record in Plat at Instrument No. 20150820-0083857, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to William A. Spehr and wife, Tricia M. Spehr by deed from Voce Development Company, LLC, a Tennessee limited liability company, of record as Instrument No. 20161122-0123213, Register's Office for Davidson County, Tennessee.

This is improved property known as 1704 Woodsong Drive, Brentwood, TN 37027.

CERTIFICATE OF AUTHENTICITY

I, Hunter R. Mobley, 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 December 21, 2022.

December 21, 2022
Date

Hunter R. Mobley

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this 21st day of December, 2022.

Notary Public

My Commission Expires:

Notary's Seal (if on paper)

