Karen Johnson Davidson County
Batch# 958556 DEEDQC
01/06/2023 10:30:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20230106-0001262

THIS DOCUMENT PREPARED BY:
Bryan Howard
Howard Mobley Hayes & Gontarek, PLLC
2319 Crestmoor Road
Nashville, Tennessee 37215
(615) 627-4444

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Bryan Howard
Affiant

DIANNE JAYNES
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES OCTOBER 2, 2023

Subscribed and sworn to before me, this 29th day of December, 2022.

Dianne Jaynes
Notary Public

My Commission Expires: 10-2-2023

Address of new owner:	Send Tax Bills to:	Map-Parcel Numbers:
Alyse Sprintz, Trustee 105 Clydelan Court Nashville, TN 37205	SAME	Tract 1: Map 129, Parcel 139.00 Tract 2: Map 103, Parcel 021.00

QUITCLAIM DEED

KNOW ALL PERSONS by these presents that Alyse Sprintz, as Trustee of the Sprintz Tennessee Community Property Trust dated May 7, 2019, (the "Grantor"), for and in consideration of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, and for the purpose of transferring a fifty percent (50%) undivided interest in the subject parcels of real property, hereby releases, remises and quitclaims unto Alyse Sprintz, as Trustee of the Family Trust created by the Sprintz Tennessee Community Property Trust dated May 7, 2019, a fifty percent (50%) undivided interest of the Grantor in and to certain tracts or parcels of land in Tennessee, being more particularly described on Exhibit A attached hereto and incorporated herein by reference.

The subject realty is quitclaim subject to such limitations, restrictions and encumbrances as may affect the premises.

WITNESS my hand this 29th day of December, 2022.

SPRINTZ TENNESSEE COMMUNITY PROPERTY TRUST dated May 7, 2019

By: _____
ALYSE SPRINTZ, Trustee

STATE OF TENNESSEE

COUNTY OF DAVIDSON

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

Witness my hand and official seal on this the 29th day of December, 2022.

_____
Notary Public

My Commission Expires: _____

DIANNE JAYNES
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES OCTOBER 2, 2023

EXHIBIT A
Legal Description

TRACT 1

Land in Davidson County, Tennessee, being Lot No. 3 on the Plan of Cheekwood Estate, as of record in Book 2663, page 103, Register's Office for said County. Said Lot No. 3 fronts 125 feet on the southerly side of Clydelan Court and runs back between lines 356.6 feet on the westerly line and 384.3 feet on the easterly line to a dead line in the road maneuvering 127 feet on said line.

This is improved property known as 105 Clydelan Court, Nashville, TN 37205.

TRACT 2

Land in Davidson County, Tennessee, being Lot No. 2 on Plan of Sprintz - Zander Commercial Park, Revision One, of record in Plat Book 6900, page 888, Register's Office of Davidson County, Tennessee.

This is improved property known as 325 White Bridge Pike, Nashville, TN 37209.

Tracts 1 and 2 being the same property conveyed to Alyse Sprintz, as Trustee of the Sprintz Tennessee Community Property Trust dated May 7, 2019, by Quitclaim Deed from Charles Sprintz and wife, Alyse Sprintz, of record as Instrument Number 20190507-0042838, Register's Office for Davidson County, Tennessee.

Tennessee Certification of Electronic Document

I, Bryan Howard, 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 29, 2022 (date of document).

Bryan Howard
Affiant Signature

1/6/2023
Date

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me this 6th day of December, 2023.

Dianne Jaynes
Notary's Signature

My Commission Expires: 10/2/2023

NOTARY'S SEAL

