Karen Johnson Davidson County
Batch# 978613 DEEDQC
03/09/2023 08:12:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20230309-0016875

THIS INSTRUMENT PREPARED BY:
Takacs McGinnis Elder Care Law, PLLC
104 Wyncrest Way, Suite 100
Hendersonville, TN 37075

From information furnished by the parties.

pAddress New Owner(s)
Charles Spencer and
Paulette Spencer, Trustee
2202 Union Hill Road
Goodlettsville, TN 37072

Send Tax Bills To
Same

Map-Parcel No.
016 00 0 160.00

Quitclaim Deed to Trustee

Grantor: Charles E. Spencer, Jr. and wife, Ada Paulette Spencer
Grantee: Charles Spencer and Paulette Spencer, Trustee of the Revocable Trust of Charles Spencer and Paulette Spencer, dated February 17, 2023

Grantor quitclaims and conveys to Grantee all of Grantor's right, title, and interest in and to a certain tract or parcel of land located in Davidson County, Tennessee, more particularly described as follows:

A TRACT of land in the 10th Civil District of Davidson County, Tennessee, and more particularly described according to a survey by Southern Land & Associates, Inc., September 12, 1977, as follows:

BEGINNING at a point in the center of Union Hill Road, same being a common corner with property that was now or formerly owned by Edward Paul Binkley; thence following the center line of Union Hill Road in a southeasterly direction 204.48 feet to a point; thence leaving said Union Hill Road N. 3° 0' 2" E. 326.65 feet to a point; thence S. 89° 49' 47" W. 244.29 feet to a point; thence S. 0° 10' 13" E. 27.40 feet to a point in a fence line; thence following the fence line, S. 89° 49' 12" E. 245.79 feet to a point in Tract 1 in a fence line; thence with said fence line, S. 3° 19' 59" E. 197.68 feet to the point of beginning, Tract 1 containing 1.219 acres, Tract 2 containing .154 acres, more or less. All calls are by magnetic north.

Being the same property conveyed to Charles E. Spencer, Jr. and wife, Ada Paulette Spencer, by deed from W. T. Binkley and wife, Esther Golden Binkley, of record in Record Book 5456, Page 519 Register's Office for Davidson County, Tennessee.

This is improved property, known as: 2202 Union Hill Road, Goodlettsville, TN 37072.

The property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the property.

"Ada Paulette Spencer" and "Paulette Spencer" is one and the same person.

THE PARTIES ACKNOWLEDGE THAT TAKACS MCGINNIS ELDER CARE LAW IS NOT A CLOSING AGENT FOR THIS TRANSACTION PURSUANT TO THE PROVISIONS OF § 6045 (e) OF THE INTERNAL REVENUE CODE AS AMENDED BY THE TAX REFORM ACT OF 1986.

Charles E. Spencer

Charles E. Spencer, Jr., Grantor

Ada Paulette Spencer

Ada Paulette Spencer, Grantor

State of Tennessee
County of Sumner

On March 2, 2023, personally appeared before me, Charles E. Spencer, Jr., with whom I am personally acquainted or who proved to me on satisfactory evidence to be the person who executed the foregoing instrument, and who acknowledged that he executed it as his free act and deed.

JOSHUA BEY STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF SUMNER

Notary Public
My commission expires: 4/22/2026

State of Tennessee
County of Sumner

On March 2, 2023, personally appeared before me, Ada Paulette Spencer, with whom I am personally acquainted or who proved to me on satisfactory evidence to be the person who executed the foregoing instrument, and who acknowledged that she executed it as her free act and deed.

JOSHUA BEY STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF SUMNER

Notary Public
My commission expires: 4/22/2026

* *

State of Tennessee
County of Sumner

The actual consideration for this transfer or the value of the property transferred (whichever is greater) is $0.

Paulette Spencer

Paulette Spencer, Trustee
Grantee

Sworn to and subscribed before me on March 2, 2023.

JOSHUA BEY STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF SUMNER

Notary Public
My commission expires: 4/22/2026

* *

TRUE Copy Certification

I, Jennifer Berkon, do hereby make oath that I am 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 March 2, 2023.

Jennifer Berkon
Signature

3/2/2023
Date

State of Tennessee
County of Sumner

Sworn to and subscribed before me on March 2, 2023.

Pati K. Bedwell
Notary's Signature
My Commission Expires: 5/23/2023

