Karen Johnson Davidson County
Batch# 978731 DEEDQC
03/09/2023 11:23:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20230309-0017036

Instrument prepared by:
Gold Law Firm
Claire Gold, Attorney at Law
25 Dr. Martin Luther King, Jr. Ave. #204
Memphis, TN 38103

QUIT CLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, That **JOHN R. WINN AND BRENDA WINN**, Grantor, for and in consideration of TEN AND NO/100 ------- ($10.00) Dollars do hereby bargain, sell, remise, release, quit claim and convey unto **DANYELL SPENCER**, Grantee, all its rights, title and interest in and to the following described real estate, situated and located in the County of Davidson, State of Tennessee, to wit:

See attached Exhibit "A" for a more complete legal description.

Being the same property conveyed to the Grantor herein by Warranty Deed of record under instrument no. 20050920-0112763 in the Register's Office of Davidson County, Tennessee.

IN TESTIMONY WHEREOF, The Grantor has caused this instrument to be executed by and through its appropriate officer, this the 23 day of February, 2023.

GRANTOR: _____
JOHN R. WINN

GRANTOR: Brenda Winn
BRENDA WINN

STATE OF TENNESSEE
COUNTY OF Sumner

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared BRENDA WINN and JOHN R. WINN, known to be the person described in and who executed the foregoing instrument and acknowledged that he/she executed the same as his/her free act and deed.

WITNESS my hand and official seal at office this 23rd day of February, 2023. (husband)

RHONDA MARTIN STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

RHONDA MARTIN STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

Rhonda Martin
Notary Public
My commission expires: 12/16/25

Witnessed as to wife, Brenda Winn on 2/24/23
Rhonda Martin, Notary
Comm exp. 12/16/25

Property Address: 2196 Baker Rd. Goodlettsville, TN 37072

Tax Parcel ID No. 011-00 0 124.00

I, or we, hereby swear or affirm that to the best of affiant's knowledge and belief, the actual consideration for this transfer is less than $10.00 .

_____, Affiant

Subscribed and sworn to before me this 23rd day of February, 2023.

RHONDA MARTIN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

Notary Public
My commission expires: 12/16/25

New owner & mail tax bills to:

Danyell Spencer
2196 Baker Road
Goodlettsville, TN 37072

EXHIBIT "A"

A TRACT OF LAND IN THE 2ND CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE, SHOWN ON THE PLAY OF WILL J. WILSON PROEPRTY BY RAGAN-SMITH AND ASSOCIATES, INC., DATED OCTOBER 11, 1979, AND REVISED OCTOBER 20, 1979, AND BEING MORE FULLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON PIN ON THE WESTERLY MARGIN OF BAKER ROAD THAT IS 374.61 FEET NORTHWESTERLY, AS MEASURED ALONG SAID MARGIN, FROM THE COMMON LINE OF L.C. CRAWFORD, ET UX, AND TRACT NO. 1, FORMERLY WILL J. WILSON PROPERTY; THENCE WITH THE LINE BETWEEN TRACT NOS. 3 AND 2, S 61° 10' 15" W, A DISTANCE OF 522.74 FEET TO A COMMON CORNER OF TRACT NOS. 3 AND 2; THENCE S 59° 12' 54' W A DISTANCE OF 3047.57 FEET TO THE COMMON WESTERLY CORNER OF TRACT NOS. 3 AND 2 IN WILSON'S ORIGINAL SOUTHERLY LINE; THENCE S 89° 56'48" W A DISTANCE OF 776.58 FEET TO THE COMMON WESTERLY CORNER OF TRACT NOS. 3 AND 6; THENCE WITH THE LINE BETWEEN TRACT NO 3 AND TRACT NOS. 6 AND 5, N 61° 1O' 15" E A DISTANCE OF 2246.12 FEET TO A POINT ON THE WESTERLY LINE OF THE "HOME" TRACT; THENCE S 29° 25' 28" E A DISTANCE OF 100.0 FEET TO THE SOUTHWESTERLY CORNER OF THE "HOME" TRACT, AN INTER-CORNER OF TRACT NO. 3, THENCE WITH THE SOUTHERLY LINE OF THE "HOME" TRACT, N 61° 10' 15" E A DISTANCE OF 2032.31 FEET TO AN IRON PIN ON THE WESTERLY MARGIN OF BAKER ROAD, THE SOUTHEASTERLY CORNER OF THE "HOME" TRACT; THENCE SOUTHERLY WITH SAID MARGIN AND A 470.85 FEET RADIUS CURVE TO THE RIGHT A DISTANCE OF 173.47 FEET TO THE POINT OF BEGINNING, AND CONTAINING 24.2. ACRES, MORE OR LESS, ACCORDING TO SURVEY OF RAGAN-SMITH AND ASSOCIATES, INC., DATED OCTOBER 11, 1979 AND REVISED OCTOBER 29, 1979.

BEING THE SAME PROPERTY COVEYED TO JOHN R. WINN AND BRENDA WINN, A MARRIED COUPLE, BY WARRANTY DEED FROM JAMES N. SMITH, RECORDED ON THE 20TH DAY OF SEPTEMBER 2005 IN DEED BOOK 20050920 PAGE 0112763.

This conveyance is subject to any and all existing easements and restriction as shown of record.

I, Kathy Dion-Tyree, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law on March 9, 2023.

Name: Kathy Dion-Tyree
Date: March 9, 2023

State of TN

County of Shelby

Personally appeared before me, Stephanie Dodson, a notary public for this county and state, Kathy Dion-Tyree who acknowledges that this certification of an electronic document is true and correct, and whose signature I have witnessed.

Sworn to and subscribed before me on March 9, 2023

Notary's Signature

MY COMMISSION EXPIRES: _____

Notary's Seal (If on paper)

