Karen Johnson Davidson County
Batch# 997278 DEEDQC
04/28/2023 08:22:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20230428-0031260

This Instrument Prepared By:
Sherrard Roe Voigt & Harbison, PLC (WLH)
150 3rd Ave. South, Suite 1100
Nashville, TN 37201

QUITCLAIM DEED

Address New Owners:	Send Tax Bills To:	Map/Parcel Number:
Diane Louise Sprow, Trustee Diane Sprow Lance Trust 405 Westview Avenue Nashville, TN 37205	same	116 11 0 051.00

FOR GOOD AND VALUABLE CONSIDERATION, the receipt and sufficiency of which are hereby acknowledged, the undersigned, Diane Louise Sprow, aka Diane S. Lance (the "Grantor"), does hereby quitclaim, transfer and convey all her right, title and interest in and to the following described property to Diane Louise Sprow, Trustee, and her successors in trust, of the Diane Sprow Lance Trust dated 12/20/2022 (the "Grantee"), in fee simple, said property being a tract or parcel of land in Davidson County, State of Tennessee, and any improvements thereon (the "Property"), more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 63 and part of Malone Street, (now closed), lying immediately West and North of same, on the Map of Royal Oaks Land Company's Subdivision of the Baker Tract, of record in Book 421, pages 102 and 103, Register's Office for said County, and described according to a copy of a survey thereof made May 10, 1947 (by Harvey Gee, Surveyor, as follows:

Beginning at a point on the westerly margin of Westview Avenue at an iron pin, the corner of Lots 63 and 64; thence with the westerly margin of Westview Avenue and the same if extended, northerly 203 feet to an iron pin in the present westerly margin of Westview Avenue, in a fence line; thence westerly, along the fence line, 169.5 feet to an iron pin in a stone wall; thence with stone wall, Southerly 250.7 feet to another iron pin opposite the corner of Lots Nos. 63 and 64; thence easterly crossing said part of said Malone Street (now closed) and the line between Lots Nos. 63 and 64, 267 feet to the beginning.

Being the same property conveyed to Robert Fletcher Lance, and Diane S. Lance, husband and wife, by Special Warranty Deed dated October 20, 2009, from SunTrust Bank, a Georgia corporation, as successor-in-interest to SunTrust Bank, Nashville, N.A., as Trustee Under the Shropshire Ancillary Trust, of record in Instrument No. 20091021-0097286, in the Register's Office for Davidson County, Tennessee. The said Robert Fletcher Lance, being one and the same person as Robert Fletcher Lance, Jr., died on June 9, 2021, his interest vesting in his surviving spouse, Diane S. Lance. The said Diane S. Lance is one and the same person as Diane Louise Sprow.

The legal description is the same as the previous deed of record.

This is improved property known as 405 Westview Avenue, Nashville, Tennessee 37205.

This Property is being transferred expressly subject to all limitations, restrictions and encumbrances that may affect the Property.

Trustee shall have full authority and discretion to convey, improve, lease, encumber, or in any other manner deal with and administer the Property, without the approval of any court, the joinder of any beneficiary, or the disclosure of the identity of any beneficiary of the Trust.

IN WITNESS WHEREOF, the Grantor has executed this instrument to be effective as of the 19th day of April, 2023.

Diane Louise Sprow, Grantor

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, a Notary Public in and for the County and State aforesaid, personally appeared Diane Louise Sprow, Grantor, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and seal at office in Nashville, Tennessee, this 19th day of April, 2023.

Notary Public

My Commission Expires: 09/02/2024

MARY SUZANNE EASH
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
09/02/2024
COUNTY OF DAVIDSON

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

This transfer is exempt from taxation pursuant to T.C.A. § 67-4-409(a)(1)(C)(vi).

Diane Louise Sprow, Affiant

Subscribed and sworn to before me this 19th day of April, 2023.

Notary Public

My Commission Expires: 09/02/2024

CERTIFICATE OF AUTHENTICITY

I, William L. Harbison, 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 April 19, 2023.

William L. Harbison

4/27/2023

Date

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this 27th day of April, 2023.

Notary Public

My Commission Expires: 7/7/25



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