Karen Johnson Davidson County
Batch# 997278 DEEDQC
04/28/2023 08:22:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20230428-0031261

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	103 12 0 005.00

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:

Being Lot No. 38 and the southerly feet of Lot No. 39 of Block "L" on the map of Cherokee Park, Section No. 3, as shown of record in Book 843, page 2 and 3, Register Office of Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Said Lot No. 38 and Part of Lot No. 39 front together 80 feet on the easterly side of Cherokee Road and runs back between lines 135.08 feet (146.81) feet by deed on the southerly line and 150, more or less, on the northerly line, to a dead line, measuring 80.03 feet, more or less, thereon.

Being the same property conveyed to Robert Fletcher Lance and Diane Sprow Lance by Quitclaim Deed dated April 4, 2018, from Robert Fletcher Lance, sole member of Niwot Partners, LLC, a Tennessee limited liability company, of record in Instrument No. 20180420-0037387, 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 Sprow 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 249 Cherokee Road, 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

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

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

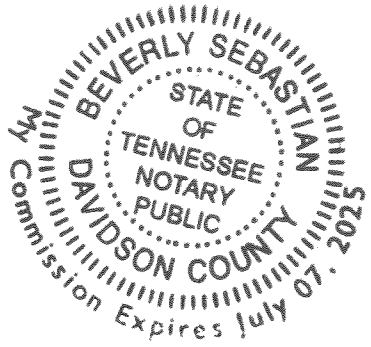
Date

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

Notary Public

My Commission Expires: 7/7/2025



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