Karen Johnson Davidson County
Batch# 1020181 DEEDQC
06/28/2023 03:25:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20230628-0049438

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

From information furnished by the parties.

Address New Owners
Charles and Paulette Spencer,
Husband and Wife
2202 Union Hill Road
Goodlettsville, TN 37072

Send Tax Bills To
Same

Map-Parcel No.
016 00 0 160.00

Quitclaim Deed by Trustee

Grantor: Charles Spencer and Paulette Spencer, Trustee of the Revocable Trust of Charles Spencer and Paulette Spencer, dated February 17, 2023
Grantee: Charles Spencer and Paulette Spencer, Husband and Wife

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 Spencer and Paulette Spencer, Trustee of the Revocable Trust of Charles Spencer and Paulette Spencer, dated February 17, 2023, by deed from Charles E. Spencer, Jr. and wife, Ada Paulette Spencer, of record in Instrument Number 20230309-0016875, 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.

Charles E. Spencer, Jr. and Charles Spencer is one and the same person.
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.

Ada Paulette Spencer

Paulette Spencer, Trustee
Grantor

Misty Jordan AIF

Charles Spencer, Trustee by Misty Jordan Attorney in Fact
Grantor

State of Tennessee
County of Sumner

On 6/28/23, before me personally appeared 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 herself to be the Trustee under the Revocable Trust of Charles Spencer and Paulette Spencer, dated February 17, 2023, for the purpose therein contained, by signing her name as Trustee.

Pati K. Bedwell

Notary Public
My commission expires: 4/26/2027

PATI K. BEDWELL STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF SUMNER

State of Tennessee
County of Sumner

On 6/28/23, 2023, before me personally appeared Misty Jordan with whom I am personally acquainted or who proved to me on the basis of satisfactory evidence to be the person who executed the foregoing instrument as attorney-in-fact for Charles Spencer and who acknowledged that she executed the same as attorney-in-fact for Charles Spencer.

Pati K. Bedwell

Notary Public

My commission expires: 4/26/2027

PATI K. BEDWELL STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF SUMNER

* *

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, Grantee

Sworn to and subscribed before me on 6/28/, 2023.

Pati K. Bedwell
Notary Public
My commission expires: 4/26/2027

PATI K. BEDWELL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

State of Tennessee
County of Sumner

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

* *

TRUE Copy Certification

I, Chelle Guidry, 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 June 28, 2023.

Chelle Guidry
Signature

June 28, 2023
Date

State of Tennessee
County of Sumner

Sworn to and subscribed before me on 4/28/23, 2023.

Pati K. Bedwell
Notary's Signature
My Commission Expires: 4/26/2027

PATI K. BEDWELL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER