QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 1049291 DEEDQC
09/13/2023 09 25 50 AM 2 pgs
Fees $12 00 Taxes $0 00

20230913-0071706

STATE OF TENNESSEE
COUNTY OF Davidson.

THE ACTUAL CONSIDERATION OR VALUE WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 1.00

CLIFTON CHAD WILLIAMS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME THIS 3 DAY OF August, 2023.

NOTARY PUBLIC

MY COMMISION EXPIRES 6/6/2027

THIS INSTRUMENT WAS PREPARED BY
WATERFORD TAX GROUP, PLLC OF 105 WESTPARK DRIVE, SUITE 190, BRENTWOOD, TN 37027
THIS DOCUMENT HAS BEEN PREPARED AT THE REQUEST OF THE GRANTEE NO LEGAL OPINION HAS BEEN GIVEN THE LEGAL DESCRIPTION HAS BEEN FURNISHED TO THE PREPARER BY THE GRANTOR, BY THIRD PARTY, OR HAS BEEN OBTAINED FROM THE RECORD TITLE THE PREPARER ASSUMES NO LIABILITY AS THE ACCURACY OR CONTENT THEREOF THIS DEED WAS PREPARED WITHOUT A TITLE SEARCH THEREFORE, NO REPRENSENTATION IS MADE BY THE PREPARER AS THE THE STATUS OF THE TITLE TO THE PROPERTY CONVEYED, NOR COMPLIANCE WITH ANY APPLICABLE REGULATIONS PREPARER ASSUMES NO LIABILITY AS TO THE STATE OF THE TITLE OF THE PROPERTY, UNLESS A SEPARATE TITLE OPINION IS FURNISHED TO TEH GRANTEE(S), AND THEN ONLY TO THE EXTENT OF THE STATE OF THE TITLE TO THE PROPERTY AS SET FORTH IN THE TITLE OPINION

ADDRESS FOR NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Spicer Properties, LLC 3488 Calista Rd. White House, TN 37188	SAME	091-12-2B-002.00CO

FOR AND IN CONSIDERATION of the sum of One Dollar ($0.00) and other good and valuable consideration, the receipt and legal sufficiency of which are hereby acknowledged, Kyle Spicer, hereafter called the Grantor, do hereby convey, transfer, remise, release, relinquish and quitclaim unto Spicer Properties, LLC, hereinafter called the Grantee, its successors and assigns, all of Grantors' right, title and interest in and to a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being the same property conveyed to kyle spicer, * 20230306-0015953 A certain unit located in Davidson County, Tennessee, being known and designated as Unit B established pursuant to the Declaration of Covenants, Conditions and Restrictions for Homes at 4017 Indiana Avenue, a Horizontal Property Regime, of record in Instrument Number 20220131-0011124

This is improved property known as: 4017(B) Indiana Ave. Nashville, TN 37209

IN WITNESS WHEREOF, the Grantor(s) have caused this instrument to be executed on this 3 day of August, 2023.

Signature

Kyle L. Spicer
Printed Name of Signer

Signature (if required)

Printed Name of Signer

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named KYLE L. SPICER, whom I am personally acquanited or proved to me on the basis of satisfactory evidence, and who each acknowledged that they executed the within instrument for the purpose therein contained.

WITNESS my official hand and seal, this 3 day of August, 2023.

CLINTON CHAD WILLIAMS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public

My Commission Expires 6/6/2027.