Karen Johnson Davidson County
Batch# 1059865 DEEDQC
10/11/2023 03:41:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20231011-0079819

QUITCLAIM DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th DAY OF October, 2023.

Notary Public

MY COMMISSION EXPIRES: 09.07.2026

(AFFIX SEAL)

STEPHEN DRUMMOND NOTARY PUBLIC TENNESSEE My Comm Exp. September 07, 2026 COUNTY OF DAVIDSON

WG-QCD-536A

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Sara Danielle Spence Revocable Trust	**Same as owner**	
(NAME)	(NAME)	**105-07-0R-002.00**
536A Moore Ave		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37203		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **SARA DANIELLE SPENCE,** hereinafter called the Grantor(s), by these presents do/does hereby convey, assign and quitclaim unto **SARA DANIELLE SPENCE, TRUSTEE OF THE SARA DANIELLE SPENCE REVOCABLE TRUST** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, all Grantor's right, title and interest in and to that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

LAND in Davidson County, Tennessee, Being Unit B of Moore Avenue Commons, a Townhouse Planned Unit Development, as set out in Declaration of Covenants, Conditions and Restrictions of record in Instrument Number 20141017-0096095, Register's Office for said County, and shown on plan set out as Exhibit "B" to said Declaration.

Being the same property conveyed to Sara Danielle Spence from Jackson Valley Land Partners, LLC, a Tennessee Limited Liability Company by Warranty Deed of record in Instrument Numeber 20151103-0111768 in the Register's Office for Davidson County, Tennessee.

This Instrument was prepared with information supplied by the Grantees. No title examination was performed to validate the accuracy of title. Therefore the preparer does not accept liability for this Instrument.

This is **improved** property known as: **536A Moore Ave, Nashville, Tennessee 37203**.

Witness my/our hand(s) this the 6th day of October, 2023.

Sara Danielle Spence

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, SARA DANIELLE SPENCE, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 6th day of October, 2023.

Notary Public
My Commission Expires: 09.07.2026
(SEAL)

STEPHEN DRUMMOND
TENNESSEE NOTARY PUBLIC
My Comm Exp. September 07, 2026
COUNTY OF DAVIDSON

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

I, Gabriel R. Lutz, do 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 **10/4/2023** (date of document).

Affiant Signature

Date **10/10/2023**

State of New York

County of Clinton

Sworn to and subscribed before me this **10** day of **October**, 2023.

Notary's Signature

MY COMMISSION EXPIRES: 04/26/2027

William E Grones
Notary Public, State of New York
Reg. No. 01GR0006371
Qualified in Clinton County
Commission Expires 04/26/2027