THIS DOCUMENT PREPARED BY
HOMESTEAD TITLE & ESCROW, LLC
405 TWO MILE PIKE, SUITE F
GOODLETTSVILLE, TN 37072

MAP 147100
PARCEL 158.00

NEW OWNER'S ADDRESS AND SEND TAX BILLS TO
Linda W Spearman
Chris T Bailey
Morgan A Bailey
5009 Whispering Hills Ct
Nashville, TN 37211

Karen Johnson Davidson County
Batch# 1063127 DEEDQC
10/20/2023 10 18 51 AM 2 pgs
Fees $12 00 Taxes $0 00
20231020-0082339

QUITCLAIM DEED

FOR THE PURPOSE OF RECONVEYING TO
CORRECT & ESTABLISH PROPER TENANCY

FOR AND IN CONSIDERATION of no monetary consideration and for the express purpose of making a re-conveyance to correct and establish proper tenancy as tenants in common, I, Linda W. Spearman fka Linda W. Bailey, (Grantor), by these presents do hereby quitclaim and convey all of my interest unto Tammy Mellons, Trustee, her successors and assigns the following described tract or parcel of land, to wit·

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot No. 483 on the Plan of Whispering Hills, Section II-C of record in Book 2663, Page 67, Register's Office for said county.

Said Lot No. 483 fronts 60.0 feet on the Southerly margin of Whispering Hills Court and extends back 266.00 feet on the Westerly line and 23.4 feet on the Easterly line to a deadline in the rear, measuring 110.0 feet thereon.

Being the same property conveyed to Robert H. Spearman, III and Linda W. Bailey, both unmarried by Deed dated 8/16/1988 from Gary P. Gannon and wife, Karla G. Gannon of record in Book 7629, Page 720, Register's Office for Davidson County, Tennessee. Robert H. Spearman, III now deceased having died 5/20/07, leaving Linda W. Spearman as the surviving tenant by the entirety.

This is (X) improved ( ) unimproved property known as: 5009 Whispering Hills Ct., Nashville, TN 37211

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.

And now, I, the said Tammy Mellons, Trustee for the express purpose of carrying out the intent of this conveyance, as above set-out, do hereby quitclaim and convey all of my interest unto Linda W. Spearman, an unmarried woman and Chris T. Bailey, an unmarried man and Morgan A. Bailey, an unmarried woman, tenants in common with rights of survivorship, their heirs and assigns, the same property hereinabove described and set forth, to which reference is here made, and said property is conveyed subject to the same limitations, restrictions and encumbrances as may affect the premises, as above set forth.

IN WITNESS WHEREOF we have hereunto set our hands on the 13th day of October 2023.

Linda W. Spearman

Tammy Mellons, Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, the within named Linda W. Spearman, the 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 an official seal this the 13th day of October 2023.

Notary Public
My Commission Expires:

MELISSA HEAVENER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MAY 03, 2027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, the within named Tammy Mellons, the 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 an official seal this the 13th day of October 2023.

Notary Public
My Commission Expires:

MELISSA HEAVENER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MAY 03, 2027

The actual consideration or value whichever is greater, for this transfer is $0

Affiant

Sworn and subscribed before me, this the 13th day of October 2023.

Notary Public
My Commission Expires:

MELISSA HEAVENER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MAY 03, 2027