Karen Johnson Davidson County
Batch# 1065439 DEEDQC
10/27/2023 08:02:43 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20231027-0084035

THIS INSTRUMENT PREPARED BY:
Martin Heller Potempa & Sheppard, PLLC
2122 21st Avenue South
Nashville, Tennessee 37212
(615) 800-7096

This Deed was prepared based upon information provided by the parties. No independent title examination was conducted. The preparer makes no representation as to the status of the title or the accuracy of the description.

STATE OF TENNESS
COUNTY OF DAVIDS

The actual consideration for this transfer is: **$0.00**.

AFFIANT

Subscribed and sworn to before me, this 17 day of October 2023.

NOTARY PUBLIC
My Commission Expires: 5/5/25

KATE NYQUIST
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 05/05/2025
DAVIDSON COUNTY

QUITCLAIM DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Yancy Wayne Spears 30195 Persimmon Drive Spanish Fort, AL 36527	New Owner	16209007200

FOR AND IN CONSIDERATION of Zero and No/100ths Dollars ($0.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, **ZACHAREY AUSTIN GOODMAN** ("GRANTOR") has bargained and sold, and by these presents does transfer and convey unto **YANCY WAYNE SPEARS** ("GRANTEE") his heirs, successors and assigns, all of his right, title, and interest in that certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Being Lot No. 22 on the plan of Hickory View, Section One of record in Book 5210, page 221, Register's Office, to which reference is hereby made for a more complete description.

Being the same property conveyed to Judith O. Spears, unmarried, by Warranty Deed from Robert C. Wheeler and wife, Donna W. Wheeler, of record in Book 9769, Page 561, Register's Office for Davidson County, Tennessee.

The said Judith O. Spears having since died on January 21, 2022, leaving Yancy Wayne Spears and Zacharey Austin Goodman as her sole heirs at law, as evidenced by Affidavits of Heirship of record in Instrument Nos. 20230717-0054413 and 20230717-0054412, Register's Office for Davidson County, Tennessee. The herein Grantor never resided at said property.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD.

This is **improved** property known as: **275 ASH GROVE DRIVE, NASHVILLE, TENNESSEE 37211.**

Witness our hands this the 12 day of October, 2023.

Zacharey Austin Goodman

STATE OF North Carolina)
COUNTY OF Wake)

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

Witness my hand and official seal, this the 17th day of October, 2023.

BROOKE PETERSON NOTARY MY COMMISSION EXPIRES 7/19/2027 PUBLIC WAKE COUNTY, N.C.

Brooke Peterson
Notary Public
My Commission Expires: 07-19-27

Return Recorded Deed to:
MHPS Law
2122 21st Avenue South
Nashville, TN 37212