Karen Johnson Davidson County
Batch# 1069268 DEEDQC
11/07/2023 10:42:30 AM 6 pgs
Fees: $32.00 Taxes: $0.00
20231107-0087027

THIS INSTRUMENT PREPARED BY: **Jeffrey Mobley, atty.** **Mobley & Gontarek, PLLC** **2319 Crestmoor Road** **Nashville, Tennessee 37215** **(615) 627-4447**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration for this transfer is $--NONE-- Affiant Subscribed and sworn to before me, this 6th day of November, 2023. Notary Public My Commission Expires:

LINDSAY HAMADA
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-07-2024

Address of New Owners:	Send Tax Bills to:	Map-Parcel Numbers:
Joseph Clarence Spalding and Rita Ann Spalding, Trustees 2317 Woodmont Boulevard Nashville, Tennessee 37215	SAME	117 10 0 008.00 117 16 0F 002.00 CO

QUITCLAIM DEED

KNOW ALL PERSONS BY THESE PRESENTS, that for and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Joseph Clarence Spalding and wife, Rita Ann Spalding**, hereinafter called the Grantors, for the purpose of transferring the Grantors' entire ownership interest in the subject real property to a revocable inter-vivos (living) trust established by

the Grantors, hereby remise, release and quitclaim all of the Grantors' right, title and interest in and to certain real property in the State of Tennessee more particularly described on Exhibit A attached hereto and incorporated herein by reference to **Joseph Clarence Spalding and Rita Ann Spalding, Trustees of the Clarence & Ann Spalding Living Trust, established by the Revocable Trust Agreement of Joseph Clarence Spalding and Rita Ann Spalding dated October 17, 2023**, as amended and restated from time to time, and to their successors in trust, with full power to sell, transfer, mortgage and convey without signature of any beneficiary, hereinafter called the Grantees, and the Grantees' successors and assigns.

This deed is intended to convey any and all right, title and interests of the Grantors in the real property described on Exhibit A, whether owned by the Grantors as tenants by the entirety, or by the Grantors as tenants-in-common, or by either Grantor in fee simple absolute, or otherwise.

New legal descriptions were not prepared for this transaction. The legal descriptions are the same as the previous instruments of record.

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

WITNESS our hands this 6th day of November, 2023.

Joseph Clarence Spalding

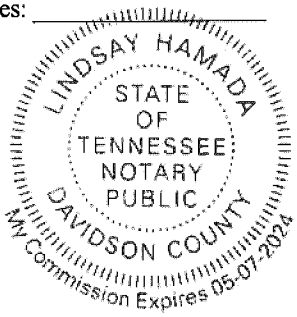
Rita Ann Spalding

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Joseph Clarence Spalding and Rita Ann Spalding, with whom I am personally acquainted, and who acknowledged that such persons executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 6th day of November, 2023.

My Commission Expires: _____



Lindsay Hamada
Notary Public

EXHIBIT A

Legal Descriptions

117 10 0 008.00
2317 Woodmont Boulevard

Land in Davidson County, Tennessee, being part of Lot No. 3 on the Plan of Samuel Watkins' Farm Lands, as of record in Book 57, page 16, Register's Office for said County and amended by Woodmont Estates of record in Book 974, page 29, said Register's Office being part of Lot 16 as shown on said plan, and being further amended and being Lots 2 on the Plan of the Resubdivision of Lot 16 of Woodmont Estates of record in Doc. No. 20050626-0074923, to which final plan reference is made for a complete description thereof.

Being the same property conveyed to Joseph C. Spalding and wife, Rita Ann Spalding, as equal tenants in common, by deed from Michael D. Sontag, of record as Instrument No. 20131219-0128108, Register's Office for Davidson County, Tennessee.

Joseph Clarence Spalding and Joseph C. Spalding are one and the same person.

This is improved property known as 2317 Woodmont Boulevard, Nashville, Tennessee 37215.

117 16 0F 002.00 CO
1202 Grandview Drive

Land in Davidson County, Tennessee, being Unit B of Granny White Townhomes, a Horizontal Property Regime with Private Elements located at Nashville, Davidson County, Tennessee, and described in a Declaration of Covenants, Conditions and Restrictions for Granny White Townhomes, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20101228-0102769, Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of Granny White Townhomes, a Horizontal Property Regime with Private Elements, contained in said Declaration, the plat filed as Exhibit "B" to said Declaration appearing in Instrument No. 20101228-0102769, and Bylaws appended thereto as Exhibit "C", said Register's Office, are incorporated herein reference and made a part hereof the same as though copied herein for a more complete identification and description of said Unit.

Being the same property conveyed to Clarence Spalding and wife, Ann Spalding, as equal tenants in common, by deed from Michael D. Sontag, of record as Instrument No. 20131219-0128109, Register's Office for Davidson County, Tennessee.

Joseph Clarence Spalding and Clarence Spalding are one and the same person. Rita Ann Spalding and Ann Spalding are one and the same person.

This is improved property known as 1202 Grandview Drive, Nashville, Tennessee 37215.

CERTIFICATE OF AUTHENTICITY

I, Jeffrey Mobley, 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 November 6, 2023

November 6, 2023
Date

Jeffrey Mobley

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this 6th day of November, 2023.

Notary Public

My Commission Expires: _____

Notary's Seal (if on paper)

