This instrument prepared by Beverly Rayburn, Attorney, 14 Public Square, Columbia, Tennessee. (Map and Parcel 052.24-OB-199.00-CO)

QUITCLAIM DEED

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, Robert Speakman does by these presents quitclaim unto, Robert Martin Speakman as Trustee of The Robert Martin Speakman Revocable Trust, its heirs and assigns, in the following described tract or parcel of land, lying in Davidson County, Tennessee and being more particularly described as follows:

Being Lot No. 9 on the plan of River Glen, Phase III, Section 1, as of record in Instrument No. 200112070135041, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Special Exceptions:

1) All matters appearing on the Plan of River Glen, Phase III, Section 1, as of record in Instrument No. 200112070135041, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.
2) Restrictions, Covenants, Conditions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of Penn Meade Subdivision Section 1 & 1A as of record in Book 6762, page 208, Register's Office for Davidson County, Tennessee.
3) Master Deed for River Glen, a Horizontal Property Regime, as of record in Book 7566, page 571, and By-Laws of River Glen Homeowner's Association attached thereto.
4) Water and Sanitary Sewer Easements of record in Book 7061, page 196, Register's Office for Davidson County, Tennessee.
5) Charter of River Glen Homeowners Association of record in Book 8069, page 158, Register's Office for Davidson County, Tennessee.
6) All matters appearing on the plan of record in Plat Book 6900, page 650, 651, and 671, Register's Office for Davidson County, Tennessee.
7) Stormwater Detention Agreement of record in Instrument No. 200108160088874, Register's Office for Davidson County, Tennessee.
8) Declaration of Covenants, Conditions, and Restrictions for River Glen Phase III of record in Instrument No. 200204250051349, Register's Office for Davidson County, Tennessee.
9) Charter of River Glen Property Owners' Association of record as Instrument No. 200204250051348, Register's Office for Davidson County, Tennessee.
10) Conveyance of Common Areas to River Glen Property Owners' Association of record in Instrument No. 200205030054718, Register's Office for Davidson County, Tennessee.

Karen Johnson Davidson County
Batch# 1070318 DEEDQC
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Fees: $17.00 Taxes: $0.00
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11) Rights of others in and to the common areas/elements of River Glen.
12) Subject to Lien for special assessments as contained in the restrictions.
13) Any restrictions, easements, and other matters of record in Register's Office for Davidson County, Tennessee.

Being the property conveyed unto Robert Speakman by deed of record in Instrument NO. 20050727-0087457, Register's Office of Davidson County, Tennessee.

This legal description is the same as the prior deed of record in Instrument No. 20050727-0087457 Register's Office of Davidson County, Tennessee.

IN WITNESS WHEREOF, this conveyance has been executed on the 25 day of October, 2023.

Robert Speakman
Robert Speakman

STATE OF TENNESSEE

COUNTY OF MAURY

Personally appeared before me, the undersigned authority, a Notary Public, Robert Speakman, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office this 25 day of October, 2023.

Beverly K Rayburn
Notary Public

BEVERLY KAY RAYBURN
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY

My Commission Expires:

Nov. 20, 2024

STATE OF TENNESSEE

COUNTY OF MAURY

I or we, hereby affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater is $ 0.

Robert Speakman
Affiant

Sworn to and subscribed before me this the 25 day of October, 2023.

BEVERLY KAY RAYBURN
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY

Beverly K Rayburn
Notary Public

My Commission Expires:

Nov. 20, 2024

The name and address of the person or agency responsible for payment of real property taxes of the property described herein:

Robert Speakman, Trustee
2806 Penn Meade Drive
Nashville, TN 37214

Property Address:

2806 Penn Meade Drive
Nashville, TN 37214

The preparer of this instrument makes no representations or certifications as to the condition of title to the above-described property and has prepared this instrument based solely upon information provided by the parties. There has been no examination of the title by the preparer who assumes no responsibility for the accuracy of the information shown herein. Furthermore, no tax advice (gift tax or income tax), nor estate planning advice (Tenncare, Medicaid, Nursing Home, Etc.) was asked for or provided to Grantor or Grantee.

The Preparer of this instrument is not the settlement agent for this transaction for I.R.S. reporting requirements or for any other purpose.