Karen Johnson Davidson County
Batch# 1072310 DEEDQC
11/16/2023 08:18:39 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20231116-0089229

THIS INSTRUMENT PREPARED BY AND WHEN RECORDED RETURN TO:

MUSIC CITY ESTATE LAW
1650 MURFREESBORO ROAD
SUITE 130
FRANKLIN, TN 37067
(615) 628-7775

MADELYN STAMPLEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

STATE OF TENNESSEE

COUNTY OF DAVIDSON)

The actual consideration for this transfer is $10.00. This is a transfer to a revocable trust.

Holly F. Spencer
Affiant

Subscribed and sworn to before me, this 8th day of November 2023.

Madelyn Stampley
Notary public

My commission Expires: 10/26/2026

QUITCLAIM DEED

Address New Owner:	Send Tax Bills to:	Map-Parcel #:
Holly Spencer Living Trust 627 James Avenue Nashville, TN 37209	Holly Spencer Living Trust 627 James Avenue Nashville, TN 37209	090 08 0 101.00

FOR AND IN CONSIDERATION of Ten and 00/100 Dollars ($10.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, Hollis F. Spencer, does hereby quitclaim, transfer and convey unto Hollis F. Spencer, as Trustee of the Holly Spencer Living Trust dated November 8, 2023, all of her right, title and interest in the real property in Davidson County, State of Tennessee, and more particularly described as follows:

LAND in Davidson County, Tennessee, being Lot No. 17 on the plan of West Nashville Annex, as of record in Book 332, page 24, Register's Office for said County.

SAID Lot No. 17 fronts 50 feet on the northwesterly margin of James Avenue and runs back between lines 225 feet, more or less, on the northeasterly line and 224 feet, more or less, on the southwesterly line to a dead line in the rear, measuring 50 feet thereon.

Being the same property conveyed to Jimmy D. Spencer and wife, Hollis F. Spencer, from James M. Nall and wife, Edna C. Nall, by Warranty Deed dated January 20, 1989, and recorded on January 24, 1989, in Book 7757, Pages 240-242, Register's Office for Davidson County,

Tennessee. After having taken title as tenants by the entirety, upon the death of Jimmy D. Spencer, Hollis F. Spencer became the sole owner in fee simple.

Whatever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Property Address: 627 James Avenue, Nashville, Tennessee 37209

Witness my hand this 8th day of November 2023.

Hollis F. Spencer

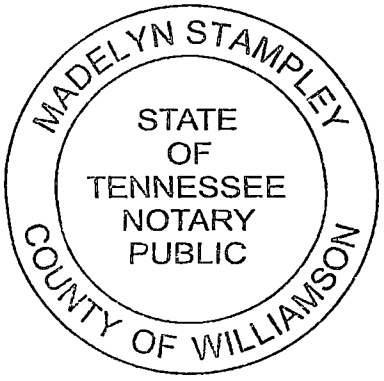
Hollis F. Spencer, Grantor

STATE OF TENNESSEE)
) ss.
COUNTY OF DAVIDSON)

Personally appeared before me, Madelyn Stampley, Notary Public, Hollis F. Spencer, Grantor, 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, at office, this day, November 8, 2023.

[Seal]



Madelyn Stampley

Madelyn Stampley, Notary Public
My commission expires: October 26, 2026