Karen Johnson Davidson County
Batch# 1090124 DEEDQC
01/10/2024 10:27:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20240110-0002072

QUITCLAIM DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th DAY OF January, 20 24.

Notary Public

MY COMMISSION EXPIRES: 03/09/2027
(AFFIX SEAL)

BRIAN D. MITCHELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

T-QCD-23-1205

THIS INSTRUMENT WAS PREPARED BY

Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Matthew K. Spicher, Trustee of The Tater Trust u/a/d August 6, 2008	**New Owner**	
(NAME) **PO Box 41504**	(NAME)	**083-09-0-147.00**
(ADDRESS) **Nashville, TN 37204**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **Matthew K. Spicher and Pamela Y. Tillis, husband and wife,** hereinafter called the Grantor(s), by these presents do/does hereby convey, assign and quitclaim unto **Matthew K. Spicher, Trustee of The Tater Trust u/a/d August 6, 2008,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, all Grantor's right, title and interest in and to that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land In Davidson County, Tennessee, being Lot Nos. 3 and 4 of Block No. 1 on the Plan of Andrew Allison Addition of record in Plat Book 161, Page 74, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete and accurate descritpion of the property.

Being the same property conveyed to Matthew K. Spicher and Pamela Y. Tillis, husband and wife, by Warranty Deed from Kent A. Schwab and Linda E. Schwab, husband and wife, of record in Instrument Number 20160527-0054024, dated May 23, 2016 and recorded May 27, 2016, Register's Office for Davidson County, Tennessee.

This Instrument was prepared with information supplied by the Grantees. No title examination was performed to validate the accuracy of title. Therefore the preparer does not accept liability for this Instrument.

This is **improved** property known as: **1205 Woodland Street, Nashville, Tennessee 37206**.

Witness my/our hand(s) this the 3RD day of January, 2024.

Matthew K. Spicher

Pamela Y. Tillis

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal, this the 3rd of January, 2024

Notary Public
My Commission Expires: 11-3-2025
(SEAL)

BRITTANY LEA STEWART
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-03-2025

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal, this the 3rd of January, 2024

Notary Public
My Commission Expires: 11-3-2025
(SEAL)

BRITTANY LEA STEWART
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-03-2025

RETURN TO:

Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

I, Brian Mitchell, 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 January 3, 2024 (date of document).

Brian Mitchell

Affiant Signature

Date January 10, 2024

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 10th day of January, 2024.

S Chapel Drummond

Notary's Signature

MY COMMISSION EXPIRES: 11-3-25

