ADDRESS NEW OWNER AS:
HEATHER SPENCER GOODMAN
2101 UNION HILL RD
GOODLETTSVILLE, TN 37072

SEND TAX BILLS TO:
(New Owner) SAME AS ABOVE

THIS INSTRUMENT PREPARED
BY: Gary L. Dilliha
Attorney at Law
516 S Main Street
Springfield, Tennessee 37172

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or true value, whichever is greater for this transfer is
$ -0- George R. Spencer, Affiant
Subscribed and sworn before me this the
25 Day of January, 2024.
Julia Rivera, Deputy Register

Karen Johnson Davidson County
Batch # 1093954 DEEDQC
01/25/2024 10:11:57 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20240125-0005035

**NOTE: This instrument was prepared solely based on information provided by the Party. The service provided is limited to the preparation of this instrument in recordable form only. No title examination or other inspection was requested by the Party or performed by the preparer. No guarantee or opinion regarding the state of title to the subject property or otherwise is given by the preparer of this instrument to the Party. No legal or tax advice has been requested or provided regarding the legal significance or consequences of executing and recording this instrument.**

Map 016
Parcel 284.00

# QUITCLAIM DEED

THIS QUITCLAIM DEED made effective the date of the latest notary acknowledgment hereinbelow, between **George R. Spencer, Trustee of the Heather Spencer Trust,** a testamentary trust established in the Last Will & Testament of Dwayne Thomas Spencer, referred to herein as Party of the First Part, and **Heather Spencer Goodman**, Party of the Second Part.

WITNESSETH:

That the said Party of the First Part, for and in consideration of Ten Dollars ($10.00), in hand paid by the said Party of the Second Part, and for other good and valuable consideration, the receipt of which is hereby acknowledged, does hereby bargain, sell, and QUITCLAIM unto the said Party of the Second Part all of his right, title and interest, in and to the below described property, said property being a certain tract or parcel of land situated in Davidson County, Tennessee, described as follows, to wit:

**BEING a tract of land in the 11th Councilmanic District of Davidson County, Tennessee, according to a survey dated 11-05-97, by Tommy E. Walker, TN Lic. No. 1465:**

**BEGINNING at a iron pin in the southerly margin of Union Hill Road, said pin being the most northwest corner to herein described tract; and N 80 47' 46" E, 670.14' from the northwest corner of a tract owned by George T. Spencer in (DB 4577, Pg 383 RODCT & Map 16 Pcl 59 TAODCT); thence with said margin for the next three calls: thence with a curve to the right (I= 00 25' 22", R= 12076.91' C=89.11' & CB N 87 52' 50" E.) 89.11' to a point; thence with a curve to the right (I=28 02' 18", R=460.16', O 222.94' & CB=N 73 59" 05" E,) 225.18' to a point; thence N 87 52' 50" E, 77.22' to a set iron pin; thence S 01 59' 46" E, 600.00' to a set iron pin; thence N 88 28' 08" W, 415.84' to a set iron pin; thence N 03 08' 49" E, 480.00' to the point of beginning containing 5.040 acres, more or less.**

**Being the same property conveyed to Dwayne Spencer, by Quitclaim Deed from Shelby Jean Spencer, of record in Book 10715, Page 736, Register's Office of Davidson County, Tennessee. Dwayne Spencer, being one and the same person as Dwayne Thomas Spencer died, testate, a resident of Davidson County, Tennessee February 1, 2010. In his Last Will and Testament, of record in the Probate Court for Davidson County, Tennessee, Docket No. 10P490, Dwayne Thomas Spencer left his property to George R. Spencer, Trustee of the Heather Spencer Trust established under Article V therein. Heather Spencer is one and the same person as Heather Spencer Goodman.**

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

IN WITNESS WHEREOF, the said Party of the First Part has hereunto set hand and seal the day and year first above written.

The Heather Spencer Trust

By: George R. Spencer
George R. Spencer, Trustee

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, George R. Spencer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who under oath acknowledged that he is the duly serving Trustee of the Heather Spencer Trust, a testamentary trust established in the Last Will & Testament of Dwayne Thomas Spencer, and that he executed the foregoing instrument as Trustee, on behalf of the trust, for the purposes and considerations therein contained.

WITNESS my hand and official seal of office this the 23rd day of January, 2023.

JO ANN GOODWIN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires NOV. 8, 2027

My Commission Expires: 11/8/27

JoAnn Atwood
NOTARY PUBLIC

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STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

I, or we, hereby swear or affirm that the actual consideration for this transfer is $ 0 .

AFFIANT

SUBSCRIBED and SWORN to before me, this the _____ day of _____, 2023.

My Commission Expires:_____

NOTARY PUBLIC/Register