Karen Johnson
Batch # 1102185
02/20/2024 08:44:33 AM
Fees: $17.00 Taxes: $0.00
Davidson County
DEEDQC
3 pgs
20240220-0011086

Address of New Owners:	Send Tax Bills to:	Map-Parcel Numbers:
PETER E. SPELTA III, Trustee 820 Otter Creek Rd. Nashville, TN 37220	SAME	Map 146-10-0 Parcel 077.00

J. KASEY TALBOTT STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY, TENN.

QUITCLAIM DEED

THIS INSTRUMENT PREPARED BY: **J. Kasey "Tab" Talbott, atty.** **Centerpoint Group Law Firm, PLLC** **805 S. Church St., Suite 11** **Murfreesboro, Tennessee 37130** **(615) 624-8773**	STATE OF TENNESSEE) COUNTY OF RUTHERFORD) The actual consideration for this transfer is $--NONE-- Peter E. Spelta III Affiant Subscribed and sworn to before me, this February 14 2024. Notary Public My Commission Expires: April 19, 2025

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, **PETER E. SPELTA III, A/K/A Peter Emanuel Spelta, III**, hereinafter called the Grantor, for the purpose of transferring the Grantor's entire ownership interest in the subject real property to a revocable inter-vivos (living) trust established by the Grantor, hereby remises, releases and quitclaims all of the Grantor's 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 **PETER E. SPELTA III, Trustee of The**

Spelta Family Trust, established by the Revocable Trust Agreement of PETER E. SPELTA III dated FEBRUARY 14, 2024, as amended and restated from time to time, and to his successors in trust, with full power to sell, transfer, mortgage and convey without signature of any beneficiary, hereinafter called the Grantee, and the Grantee's successors and assigns.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

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

J. KASEY TALBOT STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY, TENN

WITNESS my hand this February 14 2024.

Peter E. Spelta III

PETER E. SPELTA III

STATE OF TENNESSEE)
COUNTY OF RUTHERFORD)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named PETER E. SPELTA III, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, at office, this Febrary 14 2024.

My Commission Expires: April 19, 2025

Notary Public

EXHIBIT A

Legal Description

Land in Davidson County, Tennessee, being Lot No. 9, on the Plat of the Estates at Radnor Lake as shown in Instrument Number 20060112-0004786, Register's Office for Davidson County, Tennessee to which plan reference is hereby made for a complete description of metes and bounds.

Being the same property conveyed to Peter Emanuel Spelta, III by Warranty Deed from Big Dog Inc., a Tennessee Corporation, of record in Instrument Book Number 20180824-0083969, Register's Office for Davidson County, Tennessee.

Peter Emanuel Spelta, III and Peter E. Spelta III are one and the same person.

This is improved property known as 820 Otter Creek Rd. Nashville, Tennessee 37220.