This instrument prepared by:
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Karen Johnson
Batch # 1108358
03/07/2024 08:14:56 AM
Fees: $12.00 Taxes: $0.00
Davidson County
DEEDQC
2 pgs
20240307-0015762

QUITCLAIM DEED

THIS DEED WAS PREPARED WITHOUT THE BENEFIT OF A TITLE EXAMINATION OR SURVEY AND NO LIABILITY IS ASSUMED FOR ANY STATUS IN TITLE OR MATTER OF WHICH WOULD BE DISCLOSED BY SUCH TITLE EXAMINATION OR SURVEY.

NEW OWNER(S) ADDRESS	SEND TAX BILLS TO
J&H Cheshire Properties, LLC ***1400 Calloway Court*** **Nashville, TN 37221**	**Same**

MAP AND PARCEL
155-08-0C-110.00

THIS QUITCLAIM DEED made and entered into on the day and date last written by and between, **Carissa Spickard through right of survivorship with Lucas Spickard (deceased November 11, 2021),** hereinafter referred to as the "GRANTOR", and **J&H Cheshire Properties, LLC, a Tennessee limited liability company,** hereinafter referred to as the "GRANTEE":

FOR AND IN CONSIDERATION of the sum of Ten and No/100 ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, GRANTOR, does this day grant, sell and convey unto the said GRANTEE, its successors, heirs and assigns, all of Grantor's right, title and interest in and to the following described real property in Davidson County, Tennessee, being more particularly described as follows, to wit:

Being Lot No. 110 011 the Plan of Amendment and Change of Survey Monumentation applicable to the Plan of Poplar Creek Estate, Phase Two, as of record in Book 6900, Page 339 through 347, as shown on plat of record in Plat Book 7900, Page 888-889, Register's Office for Davidson County, Tennessee, reference to which is hereby made for a more complete description.

BEING the same property conveyed to Lucas Spickard and Carissa Spickard, husband and wife, from Sara M. Smith, an unmarried woman, by Warranty Deed dated May 28, 2021, of record and recorded on June 3, 2021, in Instrument No. 20210603-0074895, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, plats, restrictions, covenants, limitations, encumbrances and other matters of record.

The above referenced Carissa Spickard, whose legal name was changed to Carissa Hope Cheshire, is one in the same person.

The above legal description is the same as that contained in the previous deed of record.

TO HAVE AND TO HOLD AND TOGETHER WITH all rights appurtenant to said property forever in Fee Simple to Grantee, its heirs and assigns.

THIS IS IMPROVED PROPERTY KNOWN AS: 1400 Calloway Court, Nashville, TN 37221.

IN WITNESS WHEREOF, the undersigned has hereunto set her hand on this the 29th day of February, 2024.

Carissa Spickard
CARISSA SPICKARD

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **CARISSA SPICKARD,** with whom I am personally acquainted (or proved to be on the basis of satisfactory evidence) that she executed the within instrument for the purposes contained therein, and acknowledged that such person executed the same as her free act and deed.

Witness my hand and official seal this 29th day of February, 2024.

NOTARY PUBLIC

My Commission Expires: 12/22/2026

LANCE A. WRAY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER
MY COMM. EXPIRES 12/22/2026

STATE OF TENNESSEE
COUNTY OF SUMNER

The actual consideration or value of this transfer, whichever is greater is $-0-.

Carissa Spickard
AFFIANT

SWORN TO AND SUBSCRIBED before me this 29th day of February, 2024.

NOTARY PUBLIC

My Commission Expires: 12/22/2026

LANCE A. WRAY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER
MY COMM. EXPIRES 12/22/2026