Karen Johnson Davidson County
Batch# 1130645 DEEDQC
05/03/2024 11:08:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20240503-0032600

This instrument prepared by:
Harlan Dodson
Dodson Parker Behm & Capparella, P.C.
1310 6th Avenue North
Nashville, TN 37208
(615) 254-2291

QUITCLAIM DEED

ADDRESS OF NEW OWNER:	SEND TAX BILL TO:	MAP PARCEL NO.:
1203 Darbytown, LLC 1970 Saddleback Road Goodlettsville, TN 37072	Same	41-11-120.00

FOR AND IN CONSIDERATION of the sum of Ten Dollars and NO/100 ($10.00), and other good and valuable considerations, receipt and legal sufficiency of which valuable consideration is hereby acknowledged, **DEBORAH SPRANG and RODNEY SPRANG**, a married couple, ("**Grantors**") do hereby assign, transfer, convey, and quitclaim any and all of their rights, title and interest in certain real estate in Davidson County, Tennessee, which is described below, unto **1203 DARBYTOWN, LLC**, a Tennessee Limited Liability Company, and its successors, heirs and assigns. The real estate is described as follows:

> That certain tract or parcel of real property located in Davidson County, Tennessee and more fully described as follows:
>
> Being Lot No. 65 on the Plan of Bellshire Estates, Section 1, of record in Book 2133, Page 124, Register's Office for said County.
>
> Said Lot No. 65 fronts 205 feet on the South side of Darbytown Drive and runs back 233 feet on the East line and 190 feet on the West line to a dead line, which is a broken line, on which means 238.3 feet.
>
> Being the same property conveyed to Deborah Sprang and Rodney Sprang, a married couple, by Warranty Deed from Janelle Dyer, a single woman, of record in Instrument No. 20231016-0080781, Register's Office for Davidson County, Tennessee.

The foregoing conveyance is subject to all encumbrances, easements, restrictive covenants and other matters, whether or not of public record, as may affect the above-described property.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The consideration for this conveyance, per T.C.A. 67-4-409, is $-0-.

Subscribed and sworn to before me this the 3rd day of May, 2024.

Affiant

Notary Public

My Commission Expires:

SARAH MARIE ARICK
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
My Commission Expires MAY 31, 2026

This is improved property known as 1203 Darbytown Dr., Nashville, TN 37207.

THE PREPARER OF THIS DEED MAKES NO REPRESENTATION AS TO THE DESCRIPTION OF OR STATUS OF TITLE TO THE PROPERTY DESCRIBED HEREIN. THIS DEED HAS BEEN PREPARED SOLELY FROM INFORMATION FURNISHED TO THE PREPARER, WHO MAKES NO REPRESENTATION WHATSOEVER OTHER THAN IT HAS BEEN ACCURATELY TRANSCRIBED FROM THE INFORMATION.

WITNESS our hands this the 3rd day of May, 2024.

DEBORAH SPRANG

RODNEY SPRANG

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Deborah Sprang and Rodney Sprang, a married couple, the within named Grantors, with whom I am personally acquainted (or who was identified to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal, at office, this 3rd day of May, 2024.

Notary Public

My Commission Expires:

SARAH MARIE ARICK
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
My Commission Expires MAY 31, 2026

Certificate of Authenticity

I, Sarah Arick, 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 May 3, 2024.

Date: 05/03/2024

Sarah Arick

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn and subscribed before me on May 3, 2024.

Notary Public: J. D. Payne

My Commission Expires:

