Karen Johnson
Batch # 1133788
05/13/2024 08:10:50 AM
Fees: $17.00 Taxes: $0.00
Davidson County
DEEDQC
3 pgs
20240513-0034750

This Instrument Prepared By:
H. Garth Click, Attorney
610C Highway 76
White House, TN 37188

ADDRESS OF NEW OWNERS:
Albert Sprague & Linda Fazio-Sprague
8300 Sawyer Brown Road S-305
Nashville, TN 37221

SEND TAX NOTICE TO:
(SAME AS NEW OWNER)

Map & Parcel
Map 142 05 0B, Parcel 108.00

This deed was prepared with information supplied by the parties.
No title search performed.
Not closed.

QUITCLAIM DEED

THIS INSTRUMENT, made and entered into on the date below, by and between LINDA FAZIO-SPRAGUE ("Grantor") and ALBERT SPRAGUE & WIFE, LINDA FAZIO-SPRAGUE, ("Grantees");

WITNESSETH:

FOR AND IN CONSIDERATION OF One Dollar ($1.00), cash in hand paid, the receipt of which is hereby acknowledged, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby acknowledged, Grantor does hereby convey, transfer, remise, release, relinquish, and quitclaim unto Grantees, Grantees' heirs and assigns, all of Grantor's right, title, and interest in and to a certain tract of land in Davidson County, Tennessee, and being more particularly described as follows:

The Following described property located in Davidson County, Tennessee, to-wit:

Unit No. S-305, together with the carport designated No. S-305-C, shown on the Plan of Section 3, River Plantation, Condominiums Apartments, as shown on Plat of record in Book 4675, pages 75, 76 & 77, and amended in Book 4675, pages 102, 103, 104 & 105, and further described in a Master Deed of record in Book 4784, pages 464, in the Register's Office for Davidson County, Tennessee, to which plan and Master Deed reference is herby made for a more complete legal

description; together with all of the rights in the common elements that are appurtenant to the above Unit.

Being the same property conveyed to Linda Fazio-Sprague, by deed of record in Book 20110803-0059618, Register's Office for Davidson County, Tennessee.

Subject to all matters shown on Plan of Section 3, River Plantation, Condominiums Apartments, as shown on Plat of record in Book 4675, pages 75, 76 & 77, an amended in Book 4675, pages 102, 103, 104 & 105, and further described in a Master Deed of record in Book 4784, pages 464, in the Register's Office for Davidson County, Tennessee. Master Deed of record in Book 4562, page 474, Book 4784, page 464, Book 5785, page 180, Book 5840, page 663, Book 11332, page 184, said Register's Office.

This transfer is by Quitclaim and no warranties about the title are made.

Witness my hand this 9th day of May, 2024.

By: Linda Fazio-Sprague
LINDA FAZIO-SPRAGUE, Grantor

STATE OF TENNESSEE)
COUNTY OF ROBERTSON)

On this the 9 day of May, 2024, before me personally appeared **LINDA FAZIO-SPRAGUE**, to me known or proved to me on the basis of satisfactory evidence to be the person or persons described in and who executed the foregoing instrument and acknowledged that he executed the same as her free act and deed.

Witness my hand and notarial seal.

_____, NOTARY PUBLIC

My Commission Expires: 4-20-27.

H. GARTH CLICK
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY

I, or we, hereby swear or affirm, that the actual consideration for this transfer or value of the property or interest in property transferred, whichever is greater, is $ 0.00 as this is a transfer between a married couple.

This deed is used to evidence distribution of property to a beneficiary/ies.

Linda Fazio-Sprague, Affiant

_____, Affiant

SWORN TO AND SUBSCRIBED before me this the 9 day of May, 2024.

_____, Notary Public or Register

My Commission Expires: 4-20-27.

H. GARTH CLICK
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY