THIS INSTRUMENT PREPARED BY: From information furnished by the parties.
Johnson McGinnis Elder Care Law & Estate Planning, PLLC
104 Wyncrest Way, Suite 100
Hendersonville, TN 37075

| **Address New Owners** | **Send Tax Bills To** | **Map-Parcel No.** |
|---|---|---|
| Paulette Spencer, Trustee<br>2202 Union Hill Road<br>Goodlettsville, TN 37072 | Same | 016 00 0 160.00 |

## Quitclaim Deed to Trustee

Grantor: Paulette Spencer (unmarried)
Grantee: Paulette Spencer, Trustee of the Revocable Trust of Charles Spencer and Paulette Spencer, dated February 17, 2023

Grantor quitclaims and conveys to Grantee all of Grantor's right, title, and interest in and to a certain tract or parcel of land located in Davidson County, Tennessee, more particularly described as follows:

A TRACT of land in the 10th Civil District of Davidson County, Tennessee, and more particularly described according to a survey by Southern Land & Associates, Inc., September 12, 1977, as follows:

BEGINNING at a point in the center of Union Hill Road, same being a common corner with property that was now or formerly owned by Edward Paul Binkley; thence following the center line of Union Hill Road in a southeasterly direction 204.48 feet to a point; thence leaving said Union Hill Road N. 3° 0' 2" E. 326.65 feet to a point; thence S. 89° 49' 47" W. 244.29 feet to a point; thence S. 0° 10' 13" E. 27.40 feet to a point in a fence line; thence following the fence line, S. 89° 49' 12" E. 245.79 feet to a point in Tract 1 in a fence line; thence with said fence line, S. 3° 19' 59" E. 197.68 feet to the point of beginning, Tract 1 containing 1.219 acres, Tract 2 containing .154 acres, more or less. All calls are by magnetic north.

Being the same property conveyed to Paulette Spencer by deed from Charles Spencer, of record in Instrument Number 20230628-0049439, Register's Office for Davidson County, Tennessee.

Corresponding Abstract of Trust referenced in Instrument Number 20230309-0016874.

This is improved property, known as: 2202 Union Hill Road, Goodlettsville, TN 37072.

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

THE PARTIES ACKNOWLEDGE THAT JOHNSON MCGINNIS ELDER CARE LAW & ESTATE PLANNING, PLLC IS NOT A CLOSING AGENT FOR THIS TRANSACTION PURSUANT TO THE PROVISIONS OF § 6045 (e) OF THE INTERNAL REVENUE CODE AS AMENDED BY THE TAX REFORM ACT OF 1986

Paulette Spencer

Paulette Spencer, Grantor

Karen Johnson Davidson County
Batch# 1146076 DEEDQC
06/11/2024 02:49:30 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20240611-0043786

State of Tennessee
County of Sumner

On June 11, 2024, personally appeared before me, Paulette Spencer, with whom I am personally acquainted or who proved to me on satisfactory evidence to be the person who executed the foregoing instrument, and who acknowledged that she executed it as her free act and deed.

Sarah Marlett
Notary Public

My commission expires: 11/19/25

SARAH MARLETT
TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

State of Tennessee
County of Sumner

The actual consideration for this transfer or the value of the property transferred (whichever is greater) is $0.

Paulette Spencer
Paulette Spencer, Trustee
Grantee

Sworn to and subscribed before me on June 11, 2024.

Sarah Marlett
Notary Public

My commission expires: 11/19/25

SARAH MARLETT
TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

**TRUE Copy Certification**

I, Sarah Marlett, do hereby make oath that I am 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 June 11, 2024.

Sarah Marlett
Signature

6/11/24
Date

State of Tennessee
County of Sumner

Sworn to and subscribed before me on June 11, 2024.

Debra Y. King
Notary's Signature
My Commission Expires: 04-22-2026

DEBRA Y. KING
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER