Karen Johnson
Batch # 1177568
09/04/2024 10:51:46 AM
Fees: $12.00 Taxes: $0.00
Davidson County
DEEDQC
2 pgs
20240904-0068013

This Instrument Prepared by:
Bankers Title & Escrow Corporation
3310 West End Avenue, Suite 540
Nashville, Tennessee 37203

QUITCLAIM DEED

Address New Owner as Follows:	Send Tax Bill to:	MAP-PARCEL
Stephanie Spoolstra 2204 Lebanon Pike Nashville, TN 37214	New Owner	095-02-0-135.00

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid by the Grantee, the receipt of which is hereby acknowledged, **Lucky Pennies Properties, LLC, a Tennessee limited liability company,** the **Grantor** herein, by these presents does hereby **QUITCLAIM** and **CONVEY** unto **Stephanie Spoolstra,** the **Grantee** herein, her successors and assigns, all of its right, title, and interest in and to the following described real property in Davidson County, Tennessee:

Beginning at a concrete monument on the northerly side of the Lebanon Road at the southwest corner of Lot No. 4 on the Plan of Four Acres Subdivision, of record in Book 2330, Page 17, Register's Office for Davidson County, Tennessee; thence along the west line of said Lot, North 34 deg 38 min West 413.5 feet to a monument at the northwest corner of said lot; thence South 75 deg 05 min West 592 feet to a point in the easterly boundary line of Rutledge Smith property, of record in Book 611, Page 99, said Register's Office; thence along the easterly boundary of said property as follows: South 37 deg 30 min East 87 feet; South 62 deg East 200 feet to a fence post; thence South 31 deg East 354 feet, more or less, to the northerly margin of the Lebanon Pike; thence along the margin of said pike in an easterly direction, 507 feet, more or less, to the point of beginning.

Being the same property conveyed to Lucky Pennies Properties, LLC, a Tennessee limited liability company, by Warranty Deed from Samuel Stan and Rodica Stan, husband and wife, of record in Instrument No. 20240801-0058309 Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all restrictions, easements, rights of way, covenants, and conditions contained in the deeds forming the chain of title to this property.

This instrument prepared based upon information provided by Grantor. No title search has been conducted pursuant to the execution of this Quitclaim Deed.

This is improved real property with a mailing address of: 2204 Lebanon Pike, Nashville, Tennessee 37214.

[SIGNATURE PAGE TO FOLLOW]

IN WITNESS WHEREOF, the undersigned has executed this instrument on the 3rd day of Sept, 2024.

LUCKY PENNIES PROPERTIES, LLC
a Tennessee limited liability company

By: Stephanie Spoolstra
Stephanie Spoolstra
Its: Authorized Agent

STATE OF Tennessee)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Stephanie Spoolstra,** with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged themselves to be an authorized agent of Lucky Pennies Properties, LLC, the within named bargainor, a Tennessee limited liability company, and that they executed the within instrument for the purposes stated therein by signing the name of the limited liability company as authorized agent.

Witness my hand and official seal this the 3 day of Sept., 2024.

Notary Public

R. L. MOORE
TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

My Commission Expires: Nov 8, 2027

STATE OF TENNESSEE
COUNTY OF Davidson

The Actual Consideration or Value, whichever of greater, for this transfer is $0.00.

Stephanie Spoolstra
Affiant

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

Notary Public

R. L. MOORE
TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

My Commission Expires: Nov 8 2027