Karen Johnson Davidson County
Batch# 1182516 DEEDQC
09/17/2024 02:09:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20240917-0071998

PREPARED BY:

Andrew J. Bellm, Esq.
GULLETT SANFORD
ROBINSON & MARTIN PLLC
150 THIRD AVENUE SOUTH, STE. 1700
NASHVILLE, TN 37201
615.244.4994

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Actual consideration for this transfer is -$0-.

AFFIANT

Subscribed and sworn to before me on this day September 17, 2024.

Notary Public

My Commission Expires: 1-11-26

LYNNE B. JERVIS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires JAN. 11, 2026

New Owner Address:
John Mervin Springer, Trustee
1609 Ash Valley Drive
Nashville, TN 37215

Send Tax Bills To:
Same

Map-Parcel Number
131 10 0 011.00

QUITCLAIM DEED

John M. Springer ("Grantor"), for consideration of $10.00, hereby releases, remises, and quitclaims to **John Mervin Springer, Trustee of The John Mervin Springer Revocable Living Trust, dated July 5, 2022** ("Grantee"), all right, title and interest of Grantor in and to that certain tract or parcel of land in Davidson County, Tennessee, more particularly described in Exhibit A.

Subject property is quitclaimed subject to such limitations, restrictions and encumbrances as may affect the premises.

<Signature page to follow.>

WITNESS my hand on this day, September 5th, 2024.

John M. Springer

John M. Springer

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

WITNESS my hand and official seal on this day, September 5th, 2024.

Michael Clower

Notary Public

My Commission Expires: 8/19/2026

MICHAEL CLOWER
STATE OF TENNESSEE NOTARY PUBLIC
MACON COUNTY

EXHIBIT A

Being Lot No. 256 on the Plan of Tynewood Estates, Section 2, as of record in Book 2900, pages 89 and 90, Register's Office for Davidson County, Tennessee.

Said Lot No. 256 fronts 260 feet on the southerly side of Ash Valley Drive and extends back 272 feet on the easterly line and 220 feet on the westerly line to a dead line, which is broken line, measuring 274.3 feet thereon.

Being the same property conveyed to John M. Springer and wife, Alice G. Springer by Warranty Deed from Mary F. McMillen and Martha F. Thompson of record in Book 8359, page 834, Register's Office for Davidson County, Tennessee. Alice G. Springer having died on January 18, 2012, and John M. Springer being sole owner by rights of survivorship.

The description is the same as that used in the last deed prior to this transaction.

This is improved property commonly known as 1609 Ash Valley Drive, Nashville, TN 37215.

True Copy Certification

I, Andrew J. Bellm, Esq., 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 September 5, 2024.

Affiant Signature

Date: September 17, 2024

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Lynne B. Jervis, a notary public for this county and state, Andrew J. Bellm who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

WITNESS my hand and official seal on this day, September 17, 2024.

Notary's Signature

My Commission Expires: 1-11-26

Notary's Seal

LYNNE B. JERVIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JAN. 11, 2026