Recording prepared by:
ALAN R. PRESS
SHIRE LAW GROUP, PC®
1 Overlook Point, Suite 650
Lincolnshire, IL 60069

When recorded return to:
ALAN R. PRESS
SHIRE LAW GROUP, PC®
1 Overlook Point, Suite 650
Lincolnshire, IL 60069

Karen Johnson Davidson County
Batch# 1188154 DEEDWARR
09/30/2024 03:45:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20240930-0075712

Mail tax statements to:
PETER B. SPECTOR AND JILL SPECTOR,
TRUSTEES OF THE SPECTOR TRUST DATED
AUGUST 14, 2024, AND ANY AMENDMENTS
THERETO
5541 Mulligan Court
Hermitage, TN 37076

Tax parcel no: 085-04 0A 439.00

State of Tennessee

Rev. 13462FE

WARRANTY DEED

This General Warranty Deed is made effective this 30th day of September, 2024 (the "Effective Date") between PETER B. SPECTOR and JILL SPECTOR (collectively "Grantor"), husband and wife, whose mailing address is 5541 Mulligan Court, Hermitage, TN 37076, and PETER B. SPECTOR AND JILL SPECTOR, TRUSTEES OF THE SPECTOR TRUST DATED AUGUST 14, 2024, AND ANY AMENDMENTS THERETO ("Grantee"), a trust whose mailing address is 5541 Mulligan Court, Hermitage, TN 37076, which Trust is revocable.

WITNESSETH, that Grantor, for and in consideration of the sum of $10.00 USD and for other good and valuable consideration, to it in hand paid by Grantee, the receipt whereof is hereby acknowledged, does hereby grant, sell, alien, demise, release, convey and confirm unto the Grantee the real property (the "Property") located at 5541 Mulligan Court, Hermitage in Davidson County, TN 37076, and more particularly described as follows:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 439, ON THE PLAN OF REVISION TO THE FINAL PLAT THE RESERVE AT STONE HALL (FORMERLY EVERSONG AT RAVENWOOD) PHASE 2, SECTION 1 PLANNED UNIT DEVELOPMENT, AS SHOWN ON PLAT OF RECORD IN INSTRUMENT 20181217-0122497, REGISTER'S OFFICE FOR DAVIDSON COUNTY, REFERENCE TO WHICH IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

BEING PART OF THE SAME PROPERTY CONVEYED TO PETER B. SPECTOR AND JILL SPECTOR, HUSBAND AND WIFE, BY WARRANTY DEED DATED 12/20/2018, FROM MERITAGE HOMES OF TENNESSEE, INC., AN ARIZONA CORPORATION, OF RECORD IN INSTRUMENT 20181221-0124182, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

TO HAVE AND TO HOLD unto said Grantee and its successors and assigns, forever.

Grantor hereby warrants that the Property is lawfully seized in fee simple; that Grantor has the legal right to convey the Property; and that the Property is free from all encumbrances except as otherwise stated above. Grantor and its heirs, executors, and administrators hereby warrant and bind themselves to forever defend the Property unto the said Grantee and its heirs and assigns, against all adverse claims to the title to the Property or any part thereof.

This conveyance is made expressly subject to the deeds of trust, mortgages, conditions, restrictions, rights of way, easements, and other instruments of record, insofar as they may lawfully affect the Property. This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

Grantor declares that the transfer is exempt from any documentary transfer taxes.

EXECUTED this 30th day of September, 2024.

Grantor Signature	PETER B. SPECTOR **Grantor** Name
Grantor Signature	JILL SPECTOR **Grantor** Name

PETER B. SPECTOR AND JILL SPECTOR, TRUSTEES OF THE SPECTOR TRUST DATED AUGUST 14, 2024, AND ANY AMENDMENTS THERETO **Grantee** Name	**Peter B. Spector, Trustee**	**Jill Spector, Trustee**

NOTARY ACKNOWLEDGEMENT

State of Illinois)
) **(Seal)**
County of Lake)

The foregoing instrument was acknowledged before me by means of physical presence this 30th day of September, 2024, by the undersigned, PETER B. SPECTOR, who is personally known to me or satisfactorily proven to me to be the person whose name is subscribed to the within instrument.

Victoria L Giordano
Signature

OFFICIAL SEAL
VICTORIA L. GIORDANO
Notary Public - State of Illinois
Commission No. 975754
My Commission Expires July 28, 2027

Victoria L. Giordano
Notary Public

My Commission Expires: 7/28/2027

NOTARY ACKNOWLEDGEMENT

State of Illinois)
) **(Seal)**
County of Lake)

The foregoing instrument was acknowledged before me by means of physical presence this 30th day of September, 2024, by the undersigned, JILL SPECTOR, who is personally known to me or satisfactorily proven to me to be the person whose name is subscribed to the within instrument.

Victoria L Giordano
Signature

OFFICIAL SEAL
VICTORIA L. GIORDANO
Notary Public - State of Illinois
Commission No. 975754
My Commission Expires July 28, 2027

Victoria L. Giordano
Notary Public

My Commission Expires: 7/28/2027

Certificate of Authenticity

I, Alan R. Press, do hereby make oath that I am a licensed attorney and 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 30, 2024.

Affiant Signature

September 30, 2024

STATE OF ILLINOIS

COUNTY OF LAKE

Sworn to and subscribed before me this 30th day of September, 2024.

Notary's Signature

OFFICIAL SEAL
VICTORIA L. GIORDANO
Notary Public - State of Illinois
Commission No. 975754
My Commission Expires July 28, 2027

My Commission Expires: July 28, 2027

Notary's Seal (if on paper)