QUITCLAIM DEED

Karen Johnson
Batch # 1190856
10/07/2024 02:06:30 PM
Fees: $12.00 Taxes: $0.00

Davidson County
DEEDQC
2 pgs

20241007-0077841

B-SH-24-490-1

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th DAY OF OCT, 2024.

Notary Public

MY COMMISSION EXPIRES: 5/8/26 (AFFIX SEAL)

DANA DELWORTH
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-08-2026

THIS INSTRUMENT WAS PREPARED BY

Rudy Title & Escrow, LLC
608 Shelby Avenue
Nashville, TN 37206

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP / PARCEL NUMBER (S)
Four Leaf Rentals, LLC, a Wisconsin limited liability company	**SAME AS NEW OWNER**	
(NAME)	(NAME)	071-05-0G-001.00-CO
4712 Lime Ridge Rd, (ADDRESS)	(ADDRESS)	
West Bend, WI 53095 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **SCOTT SPAETH AND ERIN SPAETH, HUSBAND AND WIFE,** hereinafter called the Grantor(s), by these presents do/does hereby convey, assign and quitclaim unto **FOUR LEAF RENTALS, LLC, A WISCONSIN LIMITED LIABILITY COMPANY** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, all Grantor's right, title and interest in and to that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit No. 1, on the Declaration of Covenants, Conditions and Restrictions for Word 18 at North Pointe of record in Instrument 20220720-0083026 as amended in Instrument 20240503-0032682 and amended in Instrument 20240814-0061880, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being a portion of the same property conveyed to WE DEVELOP, LLC, a Tennessee Limited Liability Company by Quitclaim Deed from J. Word Properties LLC, a Tennessee Limited Liability Company of record in Instrument No. 20210201-0013904 Register's Office for Davidson County, Tennessee, dated January 29, 2021 and recorded on February 01, 2021.

Being the same property conveyed to Scott Spaeth and Erin Spaeth, husband and wife of record in Instrument No. 20241007 0077838, Register's Office for Davidson County, Tennessee.

This Instrument was prepared with information supplied by the Grantees. No title examination was performed to validate the accuracy of title. Therefore the preparer does not accept liability for this Instrument.

This is improved property known as: 496 West Trinity Lane #1, Nashville, Tennessee 37207.

Witness my/our hand(s) this the 3rd day of October, 2024.

Scott Spaeth

Erin Spaeth

STATE OF ~~TENNESSEE~~ Wisconsin
COUNTY OF ~~DAVIDSON~~ Washington

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, SCOTT SPAETH, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 3rd of October, 2024.

Notary Public
My Commission Expires: 01/30/2028
(SEAL)

THERESIA JERAY
Notary Public
State of Wisconsin

STATE OF ~~TENNESSEE~~ Wisconsin
COUNTY OF ~~DAVIDSON~~ Washington

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ERIN SPAETH, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 3rd of October, 2024.

Notary Public
My Commission Expires: 01/30/2028
(SEAL)

THERESIA JERAY
Notary Public
State of Wisconsin

RETURN TO:

Rudy Title & Escrow LLC
608 Shelby Avenue
Nashville, TN 37206