Karen Johnson Davidson County
Batch# 1198676 DEEDQC
10/30/2024 11:32:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20241030-0083519

THIS INSTRUMENT PREPARED BY:
BASS, BERRY & SIMS PLC
150 Third Avenue South, Suite 2800
Nashville, Tennessee 37201

QUITCLAIM DEED

Address New Owner(s) As Follows:	Send Tax Bills to:	Map Parcel Numbers:
Michael Spalding and Mary Spalding, Co-Trustees 3701 West End Avenue, Unit 2 Nashville, TN 37205	Same	104 09 0A 002.00

FOR AND IN CONSIDERATION of One Dollar ($1.00), cash in hand paid, the receipt of which is hereby acknowledged we, MICHAEL SPALDING and MARY SPALDING, by these presents do hereby quitclaim and convey unto MICHAEL J. SPALDING and MARY C. SPALDING, CO-TRUSTEES OF THE MMS COMMUNITY PROPERTY TRUST, their successors in trust and assigns, with full right and power to convey, sell, mortgage, lease or otherwise encumber without the joinder or consent of any beneficiary or other party, all of our right, title and interest in that certain real property in Davidson County, Tennessee more particularly described as follows:

BEING Unit No. 2 of Whitehall, a condominium or horizontal property regime established by Master Deed of record in Book 5576, page 424, Register's Office for Davidson County, Tennessee, and shown on a Plan of record in Book 5200, page 241, said Register's Office.

Being the same property conveyed by deed of record as Instrument #20210603-0074720, Register's Office for Davidson County, Tennessee.

This is property known as 3701 West End Avenue, Unit 2, Nashville, Tennessee.

[The remainder of this page intentionally left blank, see next page for signatures.]

IN WITNESS WHEREOF, the undersigned have executed this instrument on this 23rd day of October, 2024.

MICHAEL SPALDING

MARY SPALDING

STATE OF TN
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, Michael Spalding and Mary Spalding, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal this 23rd day of October, 2024.

Notary Public

My Commission Expires:
7-6-2026

PAM GARDINER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-6-2026

STATE OF TN
COUNTY OF Davidson

The actual consideration for this transfer is $0.

Affiant

Subscribed and sworn to before me
this 23rd day of October, 2024.

Notary Public

My Commission Expires:
7-6-2026

45783330.2

PAM GARDINER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-6-2026

202410300083519

Tennessee Certification of Electronic Document

I, Adam Harrer, 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 Oct 23, 2024 (date of document).

Affiant Signature

10/28/2024

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 28 day of October, 2024.

Emerald S. Burns

Notary's Signature

MY COMMISSION EXPIRES: 09-07-2026

NOTARY'S SEAL

