Karen Johnson Davidson County
Batch# 1200252 DEEDQC
11/01/2024 09:40:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20241101-0084836

This instrument was prepared without the benefit of a formal title search, abstract or survey and was prepared with the description of the property as furnished by the parties. The preparer of this instrument assumes no liability whatsoever either for the accuracy of the legal description or the status of the title to the property.	STATE OF TENNESSEE) COUNTY OF Williamson) The actual consideration for this transfer is NONE ($0.00) (Exempt pursuant to T.C.A. § 67-4-409(a)(4). Affiant Sworn to and subscribed before me this 31st day of Oct 2024. Notary Public Comm Exp:

This Instrument Prepared by: Parker T. Brown, Esq.
Fidelis Law PLLC • 1585 Mallory Lane • Suite 104 • Brentwood Tennessee 37027

NEW OWNER:	SEND TAX BILL TO:	MAP/PARCEL:
LAURA KATHRYN SPINELLI, LAURA ELIZABETH SPINELLI and PHILIP JOSEPH SPINELLI		
115 Jefferson Square	SAME AS NEW OWNER	131-05-A-11500CO
Nashville, Tennessee 37215		

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of -$10.00- Dollars, and other good and valuable consideration, the receipt of which is hereby acknowledged, I, LAURA SPINELLI (Grantor), do hereby quitclaim, transfer, release, and convey any and all of my right, title and interest in and to that certain real estate located in Davidson County, Tennessee, to the following with joint rights of survivorship (JTROS): LAURA KATHRYN SPINELLI, LAURA ELIZABETH SPINELLI and PHILIP JOSEPH SPINELLI (Grantees), being more particularly described as follows:

A Condominium Apartment in Davidson County, Tennessee, being Unit No. D-115 of Section One Jefferson Square Townhomes, a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on the Plan of record in Book 4675, page 12, Register's Office for said county, to which source reference is hereby made for more complete details of description, together with the said Apartment's appurtenant undivided interest in the general and limited common elements of the Condominium.

Being the same property conveyed to LAURA SPINELLI from PATRICIA J. OLSEN, unmarried, by Warranty Deed of record in Instrument 20231115-0089220, Register's Office for Davidson County, Tennessee.

This conveyance is subject to: Taxes for 2024, and subsequent years; The Plan of record in Book 4675, page 12, said Register's Office, shows an owner's certificate, minimum building set back

lines and easements for public utility and drainage purposes and to which Plan reference is hereby made for a more complete description. The provisions of the condominium Master Deed of record in Book 4731, page 332; Book 5826, page 693; Book 8550, page 3; Book 4731, page 341; Book 5700, page 719; Book 8036, page 54; Book 8057, page 179; Book 8231, page 418; Book 8550, page 973; Book 9276, page 249; Book 10355, page 306; and Instrument No. 20100503-0033416, said Register's Office, which submits said property to a Horizontal Property Regime pursuant to the provisions of the Tennessee Horizontal Property Act and sets forth restrictions, assessment, liens and other matters.

The legal description is taken from the prior deed of record.

This conveyance is further made subject to any and all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

The improved property is known as: 115 Jefferson Square, Nashville, Tennessee 37215.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this October 31, 2024.

LAURA SPINELLI

STATE OF TENNESSEE)
COUNTY OF Williamson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named LAURA SPINELLI, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at _____Brentwood, TN on this 31st day of October, 2024.

NOTARY PUBLIC

My Commission Expires: _____

PARKER T. BROWN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES 06-18-2025

TRUE COPY CERTIFICATION

I, PARKER T. BROWN, 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 10/31, 2024.

PARKER T. BROWN — Date 10/31/24

STATE OF TENNESSEE)

COUNTY OF WILLIAMSON)

Sworn to and subscribed before me this October 31, 2024.

Notary Public

My Commission Expires:

THOMAS K WHITE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 06-27-2027