Karen Johnson Davidson County
Batch# 1223302 DEEDQC
01/06/2025 11:47:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20250106-0000946

This Instrument Prepared By:
REGINALD HARRION TN Bar No. 040700
o/b/o BC LAW FIRM, P.A.
1803 S. KANNER HWY
STUART, FL 34994
Property Tax ID#: 093 16 0 378.00

Address New Owner as Follows: to:	**Send Tax Notices to:**	**After Recording Return**
CHARTER OF R Inc. SPENCER CONSTRUCTION INC 6183 HIGHWAY 100 CENTERVILLE, TN 37033	CHARTER OF R SPENCER CONSTRUCTION INC 6183 HIGHWAY 100 CENTERVILLE, TN 37033	Vantage Point Title, 18167 Us Hwy 19 N. Flr 3 Clearwater, FL 33764 File No. TN945805

TN 945805

QUITCLAIM DEED

Exempt Pursuant to T.C.A. Code 67-4-409(a)(4)

THIS QUITCLAIM DEED, made this 12 day of December 20 24, by Grantor, **R. SPENCER CONSTRUCTION, INC., A TENNESSEE CORPORATION,** whose tax mailing address is **6183 HIGHWAY 100, CENTERVILLE, TN 37033**, for consideration paid, quitclaims to **CHARTER OF R SPENCER CONSTRUCTION INC**, Grantee(s), whose address is 6183 HIGHWAY 100, CENTERVILLE, TN 37033

WITNESSETH, That the said Grantor, having been duly authorized by a resolution of its board of directors or otherwise, for and in consideration of the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency all of which are hereby acknowledged, does by these presents hereby convey, remise, release and forever **QUITCLAIM** unto the said Grantee(s), and its successors and assigns, all the right, title, interest and claim, if any, which the said Grantor has in and to the following described tract of land in the County of DAVIDSON, State of Tennessee, to wit:

Legal Description: SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

Being the same premises conveyed to R. SPENCER CONSTRUCTION, INC., A TENNESSEE CORPORATION by Deed dated 06/16/2020 and recorded on 06/18/2020 as Instrument No., 20200618-0064572 in the Office of the Recorder of Deeds in and for DAVIDSON County, Tennessee.

Parcel No.: 093 16 0 378.00
Commonly Known As: 104 MEREDITH AVENUE, NASHVILLE, TN 37210

This instrument was prepared without the benefit of a title examination.

The word "Grantee(s)" as used herein shall include the plural where appropriate, and pronouns shall be

construed according to their proper gender and number according to the context thereof.

IN WITNESS WHEREOF, the said Grantor has signed these presents on 12 12, 2024

R. SPENCER CONSTRUCTION, INC., A TENNESSEE CORPORATION

Roland Spencer, President

STATE OF TN

COUNTY OF Davidson

The foregoing instrument was acknowledged before me this 12 day of December, 2024, by **Roland Spencer** who is personally known to me (or satisfactorily proven) to be the President of **R. SPENCER CONSTRUCTION, INC., A TENNESSEE CORPORATION** the Grantor herein and who acknowledged that he executed the same on behalf of the Grantor for the purposes contained therein.

(SEAL)

Notary Public Derek Truelove

DEREK TRUELOVE
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 01/05/2028
WILSON COUNTY

OATH OF VALUE CONSIDERATION

STATE OF TN

COUNTY OF Davidson

I, OR WE, HEREBY SWEAR AND AFFIRM THAT THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $10.00.

R. Spencer Construction, Inc.,
Ronald Spencer, President

Subscribed and sworn to before me this the 12 day of December, 2024.

(SEAL)

Notary Public Derek Truelove
My commission expires: 1528

DEREK TRUELOVE
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 01/05/2028
WILSON COUNTY

EXHIBIT "A"

The following described tract and/or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Being parts of Lots No. 26 and 27 on the Plan of Hermitage Addition to Nashville, Tennessee, of record in book 57, pages 42 and 43, Register's Office for Davidson County,Tennessee, to which reference Is hereby made for a more complete and accurate description.

Said parts of Lots No 26 and 27 beginning at a point in the northerly margin of said Lot 26, 110 feet West of Decatur Street, and runs thence 40 feet in a westerly direction along the southerly margin of Lot No. 26 to an alley; thence at right angles in a southerly direction along the southerly margin of said alley to Meredith Street; thence in a Northeasterly direction along the northerly margin of Meredith Street 48 feet to a point; thence in a northerly direction to a point in the northerly margin of Lot No 26, 110 feet west of Decatur Street, being the point of beginning.

Being the same property conveyed to R. Spencer Construction, Inc by Deed from Roland Spencer, Jr. and Rose Anna Spencer, husband and wife, dated 06/16/20 and recorded 06/18/20 in No. 20200618-0064572, Register's Office for Davidson County, Tennessee.

Commonly Known As: 104 Meredith Avenue, Nashville, TN 37210
Parcel ID: 093 16 0 378.00

True Copy Certification

I, Rachel Watson, do hereby make oath that I am 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 12/12/24 (date of document).

Affiant Signature

12/30/2024
Date

State of Florida
County of Pinellas

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

RACHEL LANGHOUT
Notary Public - State of Florida
Commission # HH 290704
My Comm. Expires Aug 14, 2026
Bonded through National Notary Assn.

Notary's Signature
Printed Name: Rachel Langhout
My Commission Expires: August 14, 2026