Karen Johnson Davidson County
Batch# 1224762 DEEDQC
01/09/2025 08:24:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20250109-0001798

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
Parcel No. 093 16 0 111.00

Address New Owner as Follows:	**Send Tax Notices to:**	**Return To:**
CHARTER OF R.	CHARTER OF	Vantage Point Title, Inc
SPENCER CONSTRUCTION	R. SPENCER CONSTRUCTION	18167 US 19 N. Fl 3
6183 HIGHWAY 100	6183 HIGHWAY 100	Clearwater, FL 33764
CENTERVILLE, TN 37033	CENTERVILLE, TN 37033	Reference No. TN945803

TN945803

QUITCLAIM DEED

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

THIS QUITCLAIM DEED, made this 12 day of December, 2024 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,** 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., 20200618-0064571 in the Office of the Recorder of Deeds in and for DAVIDSON County, Tennessee.

Parcel No.: 093 16 0 111.00
Commonly Known As: 95 MAURY STREET, NASHVILLE, 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 24.

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 Decemb, 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)

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

Notary Public Derek Truelove
My Commission Expires: 1528

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
Roland Spencer, President

Subscribed and sworn to before me this the 12 day of Decemb, 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:

Land in Davidson County, Tennessee, being the North 33 feet of Lot No 112, in Maury and Claiborne's Addition to the City of Nashville of record in Book 21, Page 84, Register's Office for Davidson County, Tennessee. Fronting 33 feet on Maury Street and running back 165 feet to an alley.

Being the same property conveyed to R. Spencer Construction, Inc., a Tennessee Corporation by Deed from Roland Spencer, Jr. and Rose A. Spencer, husband and wife, dated June 16, 2020 and recorded June 18, 2020 in Instrument 20200618-0064571, Register's Office for Davidson County, Tennessee.

Commonly Known As: 95 Maury Street, Nashville, TN 37210
Parcel ID: 093 16 0 111.00

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

12/30/24
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