Karen Johnson Davidson County
Batch# 1237855 DEEDQC
02/14/2025 03:29:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20250214-0011506

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

QUITCLAIM DEED

Address New Owner(s) As Follows:	Send Tax Bills to:	Map Parcel Numbers:
Mary C. Spalding, Trustee of the Mary C. Spalding Revocable Trust and the Michael J. Spalding Marital Trust 3701 West End Avenue, Unit 2 Nashville, TN 37205	Mary C. Spalding, Trustee 3701 West End Avenue, Unit 2 Nashville, TN 37205	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 I, MARY C. SPALDING, TRUSTEE OF THE MMS COMMUNITY PROPERTY TRUST, by these presents do hereby quitclaim and convey unto MARY C. SPALDING, TRUSTEE OF THE MARY C. SPALDING REVOCABLE TRUST and MARY C. SPALDING, TRUSTEE OF THE MICHAEL J. SPALDING MARITAL TRUST CREATED UNDER THE MICHAEL J. SPALDING REVOCABLE TRUST, her 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, a 50% undivided interest each 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 to Michael J. Spalding, now deceased, and Mary C. Spalding, as Co-Trustees of the MMS Community Property Trust by deed of record as Instrument #20241030-0083519, 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 10th day of February, 2025.

MARY C. SPALDING, TRUSTEE

STATE OF Tennessee
COUNTY OF Davidson

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

WITNESS my hand and official seal this 10th day of February, 2025.

Notary Public
My Commission Expires: 5/9/2026

SUSAN R NEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-9-2026

STATE OF Tennessee
COUNTY OF Davidson

The actual consideration for this transfer is $0.

Affiant

Subscribed and sworn to before me this 10th day of February, 2025.

Notary Public
My Commission Expires: 5/9/2026

SUSAN R NEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-9-2026

46476674.1

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 Feb 10, 2025 (date of document).

Affiant Signature

02/14/2025

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 14 day of February, 2025.

Emerald L. Burns

Notary's Signature

MY COMMISSION EXPIRES: 09-07-2026

NOTARY'S SEAL

