Karen Johnson
Batch # 1277350
05/27/2025 08 08 57 AM
Fees $12 00 Taxes $0 00
Davidson County
DEEDQC
2 pgs
20250527-0041100

Prepared by and return to
Law Office of Eric K Fox,
103 Hazel Path Court, Suite 6
2nd Floor Whitehall Building
Hendersonville, TN 37075
From information provided by the parties

QUIT CLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, That husband, Michael V Spiezio, a/k/a Michael Spiezio, and wife, Amber L Spiezio, a/k/a Amber Lynn Spiezio, (herein "Grantors") for and in consideration of the sum of Ten Dollars ($10.00) and other good and valuable consideration, the receipt and legal sufficiency is hereby acknowledged, and for the purpose of transferring Grantors' entire interest in the subject property, as tenants by the entirety, do hereby quit claim and convey, as tenants by the entirety, unto Michael V Spiezio and Amber L Spiezio, as Trustees of the Michael & Amber Spiezio Family Living Trust 2025, dated May 20th, 2025 (Collectively herein "Grantee") or their successors, with full power to sell, convey, mortgage or otherwise deal with said property without the joinder of any beneficiary, all their estate, right, title, interest and claim in and to a certain tract of parcel of land located in Davidson County, City of Hermitage, State of Tennessee, to wit

Land in Davidson County, Tennessee, being Lot No 30 on the Plan of Final Plat, for Cluster-Lot Subdivision, Towering Oaks, Phase One of record in Plat at Instrument No 20071127-0137704, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property

BEING the same property conveyed to Michael Spiezio and Amber Lynne Spiezio, husband and wife, from Herbert J Gaunt and Casey Gaunt, a married couple, as tenants by the entirety, by Warranty Deed on April 21st, 2020, and recorded on April 28th, 2020, Instrument No 20200428-0044336, Register's Office, Davidson County, Tennessee

This is improved property, known as 2917 Cherrybark Court, Hermitage, TN 37076

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.

This instrument has been prepared in accordance with information furnished by the within named Grantor(s) and no stipulations are made as to the verification of public records as recorded in Davidson County, Tennessee, as to the ownership or status of title

Tenn Code Ann § 35-15-510 (or appropriate successor statute) shall apply to this property and this conveyance This conveyance preserves Grantors' Tenancy by Entirety (rights of survivorship) protections, with respect to creditors, in accordance with Tennessee law

IN TESTIMONY THEREOF I have executed this instrument this 20th day of May, 2025

Grantors:

Michael V Spiezio, a/k/a Michael Spiezio

Amber L Spiezio, a/k/a Amber Lynn Spiezio

Address of New Owner	Send Tax Bills to	Map and Parcel
Michael V Spiezio and Amber L Spiezio, as Trustees of the Michael & Amber Spiezio Family Living Trust 2025, 2917 Cherrybark Court, Hermitage, TN 37076	Michael V Spiezio and Amber L Spiezio, as Trustees of the Michael & Amber Spiezio Family Living Trust 2025, 2917 Cherrybark Court, Hermitage, TN 37076	**109-04-0A-068.00-CO**

STATE OF TENNESSEE
COUNTY OF SUMNER

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared Michael V Spiezio and Amber L Spiezio to me known to be the persons described in and who executed the foregoing, and acknowledged that he/she executed the same as his/her free act and deed

WITNESS my hand and Notarial Seal at office this 20th day of May, 2025

Notary Public

RACHEL A FOX
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 11-26-2028

STATE OF TENNESSEE
COUNTY OF SUMNER

I, or we, hereby swear or affirm that to the best of the affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $10 00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale

Person or Agency responsible for payment of taxes
Name Michael V. Spiezio and Amber L Spiezio, as Trustees of the Michael & Amber Spiezio Family Living Trust 2025, dated May 20th, 2025
Address 2917 Cherrybark Court, Hermitage, TN 37076

Grantee:

Michael V Spiezio, as Trustee of the Michael & Amber Spiezio Family Living Trust 2025, dated May 20th, 2025

Amber L Spiezio, as Trustee of the Michael & Amber Spiezio Family Living Trust 2025, dated May 20th, 2025

Subscribed and sworn to before me this 20th day of May, 2025

Notary Public

RACHEL A FOX
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 11-26-2028