Karen Johnson
Batch # 1294477
07/08/2025 08 54 10 AM
Fees $12 00 Taxes $0 00
Davidson County
DEEDQC
2 pgs
20250708-0053404

THIS INSTRUMENT WAS PREPARED BY
Lindsey C. Davis, Attorney
Digby Family Law, PLC
5123 Virginia Way, Suite C22
Brentwood, TN 37027

Based on information provided by the parties. No representation or warranty is made by the preparer as to the accuracy of anything set forth herein.
The parties have specifically waived performance of a title search, title opinion letter, or title insurance by the preparing attorney.

ADDRESS NEW OWNER AS FOLLOWS	SEND TAX BILLS TO.	MAP-PARCEL NUMBERS
Spencer Charles Hazen	**Spencer Charles Hazen**	
(Name)	(Name)	**105-07-0A-001.00-CO**
1306 A Pillow Street	2218 Otter Lane	
(Address)	(Address)	
Nashville, TN 37203	Dublin OH 43016	
(City) (State) (Zip)	(City) (State) (Zip)	

QUITCLAIM DEED

This is a transaction exempt from tax pursuant to Tennessee Code Annotated § 67-4-409(a)(1)(C)(v) and is executed in accordance with the terms and conditions of the Marital Dissolution Agreement executed in **Taylor Madelyn Scheuerle v. Spencer Charles Hazen, Davidson County Circuit Court, Docket Number 24D1098**. Accordingly, for good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, I, **TAYLOR MADELYN SCHEUERLE**, hereby quitclaim and convey to **SPENCER CHARLES HAZEN** all the right, title, and interest I may have, if any, in and to the following described real property located in Davidson County, Tennessee:

Land in Davidson County, Tennessee being Unit A as shown on the plan of 1306 Pillow Street Town Homes, as shown as Exhibit "C" to the Declaration of Protective Covenants, Conditions Restrictions and Easements for 1306 Pillow Street Town Homes of record as Instrument No. 20121108-0103398, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Taylor Madeline Scheuerle and Spencer C. Hazen as joint tenants with the right of survivorship by Warranty Deed from Evan Richard Sharp, married and joined by Alexandra McClean Sharp, of record in Instrument No. 20211018-0139246 Register's Office for Davidson County, Tennessee, dated October 13, 2021 and recorded on October 18, 2021.

Being the same property conveyed to Evan Richard Sharp, a single person by Warranty deed from Melvin Walker, III and wife, Brittany Walker of record in Instrument No. 20160428-0041654 Register's Office for Davidson County, Tennessee, dated April 28, 2016 and recorded on April 28, 2016.

This conveyance is subject to all restrictions, conditions, easements, and all other matters of record in the Register's Office for Davidson County, Tennessee

This is improved property located at: 1306 A Pillow Street, Nashville, Tennessee 37203.

IN WITNESS WHEREOF, this instrument to be executed on this the 04 day of April, 2025.

TAYLOR MADELYN SCHEUERLE

STATE of Florida)
COUNTY of Orange)

Personally appeared before me, the undersigned, a Notary Public in and for said county and State aforesaid, the within named bargainor, TAYLOR MADELYN SCHEUERLE, with whom I am personally acquainted (or whose identity was proven to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at The US State County, Orange, this 24 day of April, 2025. 2014 Edgewater Dr Ocoee FL 32804

BILLY SCOTT PRIEST
Notary Public
State of Florida
Comm# HH260325
Expires 8/29/2026

Notary Public

My commission expires: 8-29-2026