Karen Johnson Davidson County Batch # 1313952 DEEDQC 08/25/2025 11 24 59 AM 2 pgs Fees $12 00 Taxes $0 00 20250825-0067789	**STATE OF TENNESSEE** **COUNTY OF DAVIDSON** THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$-0-** Judy W Spencer Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th DAY OF August 2025 Notary Public MY COMMISSION EXPIRES 5/3/2026 (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
JAD A. DUNCAN, ATTORNEY AT LAW, 161 BELLE FOREST CIR., NASHVILLE, TN 37221

THIS INSTRUMENT WAS PREPARED BASED SOLELY ON INFORMATION FURNISHED BY THE PARTIES NO INDEPENDENT TITLE SEARCH WAS PERFORMED.

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
THE JUDY SPENCER REVOCABLE LIVING TRUST	**SAME**	**Map 30** **P/O Parcel 50**
(NAME) **3509 St. Lawrence Dr.**	(NAME)	
(ADDRESS) **Joelton, TN 37080**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

QUITCLAIM DEED

For and in consideration of the sum of ten dollars, I, **Judy Dianne Spencer, a widowed woman,** hereinafter called the Grantor, by these presents do hereby transfer and convey unto **Judy Spencer, Trustee of THE JUDY SPENCER REVOCABLE LIVING TRUST,** established by **The Trust Agreement of THE JUDY SPENCER REVOCABLE LIVING TRUST, Dated August 19, 2025,** as amended from time to time, and to her successors in trust, with full power to sell, transfer, mortgage and convey without signature of any beneficiary, hereinafter called the grantee, and the grantee's successors, heirs and assigns, all of the grantor's right title and interest in and to the following described tract or parcel of land, in Davidson County, State of Tennessee, to wit·

Certain real estate in Davidson County, Tennessee, as follows

Land in the old 24th Civil District of Davidson County, Tennessee, being a part of the property conveyed to Charles Ertola, now deceased, by partition deed of record in Book 305, page 119, Register's Office for Davidson County, Tennessee, described as follows

Beginning at a point of the land North 64° 30" East 343' from the Southeast corner of the property conveyed to Vincent Ertola by deed of record in Book 2901, page 265, Register's Office for Davidson County, Tennessee, thence North 64° 30" East 858' to a point, the Southeast corner of the property conveyed in Book 305, Page 119, said Register's Office, thence North 1° 00" West 2460' to the point of beginning, being 31 ½ aces, more or less

Included in this transfer is an easement for ingress and egress along St Lawrence Drive as extended to the west property line of the land herein conveyed There is also granted to the grantees the right to use an old road across the adjoining property of grantors for use of grantees in getting to the north part of the property herein conveyed

Being the same property conveyed to Douglas Truman Spencer and wife, Judy Dianne Spencer, from Vincent Ertola and wife, Sara Jane Ertola and Marie Ertola Armstrong, by Deed dated August 23, 1971, of record in Book 4532, Page 856, Register's Office for Davidson County, Tennessee

The said Douglas Truman Spencer having died on March 1, 2025, leaving Judy Dianne Spencer as sole tenant, in fee simple
Judy Dianne Spencer and Judy Spencer and one in the same person for purposes of this transaction

THIS CONVEYANCE IS MADE SUBJECT TO TAXES FOR THE CURRENT YEAR, ANY AND ALL ZONING REGULATIONS, RESTRICTIONS, SETBACK LINES, EASEMENTS, AND ENCUMBRANCES OF RECORD, IF ANY, AS MAY AFFECT THE PREMISES

Unimproved ( )
This is improved (X) property, known as: **3509 St. Lawrence Dr., Joelton, TN 37080.**

Witness our hands, this the 19th day of August, 2025

Judy Dianne Spencer
Judy Dianne Spencer

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Judy Dianne Spencer,** to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged to be the within named individual and that she executed the within instrument for the purposes therein contained, by signing her name in such capacity.

Witness my hand and official seal, this 19th day of August, **2025.**

My Commission Expires: 3/3/2026

JADA DUNCAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-3-2026

Notary Public