(1)

PREPARED BY AND RETURN TO:
Bryan D. Spicer
Attorney at Law
342 Cool Springs Blvd., Suite 202
Franklin, TN 37067

This instrument was drafted from information furnished by the parties. No representation or warranty is made by the preparer as to the accuracy of anything set forth herein. The parties have waived performance of a title search, title opinion letter or title insurance by the preparing attorney.

Karen Johnson Davidson County
Batch # 1319081 DEEDQC
09/08/2025 08 26 15 AM 2 pgs
Fees $12 00 Taxes $0 00

20250908-0071241

BRENDA D. MAROIS
Commission #HH 245874
My Commission Expires
June 28, 2026

STATE OF ~~TENNESSEE~~ FLA
COUNTY OF ~~WILLIAMSON~~ POLK

The actual consideration is $0.00

Affiant

Subscribed and sworn before me, this the 28 day of AUG 2025.

Notary Public:
My Commission Expires: 06/28/2026

ADDRESS OF NEW OWNER:
Diana Reed
804 Spence Enclave Lane
Nashville, TN 37210

SEND TAX BILLS TO:
New Owner

MAP/PARCEL:
094-16-0-E-049.00 CO

QUITCLAIM DEED

For and in consideration of One Dollar (1.00), cash in hand paid, the receipt of which is hereby acknowledged, **Diana L. Reed aka Diane L. Reed** (hereinafter referred to as **"GRANTOR"**) does quitclaim and convey all of her undivided right, title and interest to the hereinafter described property to **Diana L. Reed and Gregory Leeper, wife and husband**, (hereinafter referred to as **"GRANTEES"**) their successors and assigns, in and to the following described tract of land:

Land in Davidson County, Tennessee, being Unit 49 on the Plan of Spence Enclave Townhomes, a Planned Unit Development, as shown on Exhibit A-2 of the Declaration of Covenants, Conditions and Restrictions establishing the Spence Enclave Townhomes of record as Instrument Number 20061115-0141672 as amended by Instrument Numbers 20061117-0142842, 20061213-0153595, 20080222-0017508, 20080423-0041404, 20080507-0047102, 20100427-0031915 and 20121116-0105801, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description.

Being the same property conveyed to Diane L. Reed, an unmarried woman, by Warranty Deed from R. J. York Homes, LLC, a Tennessee limited liability company, dated November 14, 2008, as of record in Instrument No. 20081119-0113984, Register's Office for Davidson County, Tennessee.

This is property is commonly known as: 804 Spence Enclave Lane, Nashville, TN 37210

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

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

IN WITNESS WHEREOF, this document was executed this 28 day of AUG, 2025.

Diana L. Reed aka Diane L. Reed

STATE OF FL
COUNTY OF POLK

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Diana L. Reed aka Diane L. Reed**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed this instrument for the purposes contained therein.

Witness my hand and official seal at POLK, Florida, this 28 day of AUG, 2025.

Notary Public

My Commission Expires: 06/28/2026

BRENDA D MAROIS
Commission #HH 245874
My Commission Expires
June 28, 2026