Karen Johnson Davidson County
Batch# 1348992 DEEDQC
11/20/2025 02:41:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20251120-0092932

This Instrument Prepared By:
Oath Law
1214 East 33rd Street
Tulsa, OK 74105

TENNESSEE QUITCLAIM DEED

STATE OF TENNESSEE

COUNTY OF DAVIDSON

KNOW ALL MEN BY THESE PRESENTS, that the Grantor, **Nicholas Spetko III** and **Janet Spetko,** husband and wife, for and in consideration of the sum of One and No/100 Dollars ($1.00) to me in hand paid and the receipt of which is hereby acknowledged, do(es) hereby bargain, sell, release, remise, quitclaim and convey unto the Grantee, **Nicholas Spetko III and Janet Hicks Spetko, Trustees of the Nicholas Spetko III and Janet Hicks Spetko Oath Protection Trust, dated November 20, 2025, and any amendments thereto** (referred to herein as "Grantee" whether one or more).

All Grantor's interests in and to the following tract of land situated in Davidson County, State of Tennessee, to-wit:

Land in DAVIDSON County, Tennessee, being Lot No. 84 on the Final Plat of Phase 1, Parkhaven Communities, a Planned Unit Development, of record in Instrument No. 20200527-0054555, Register's Office for DAVIDSON County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

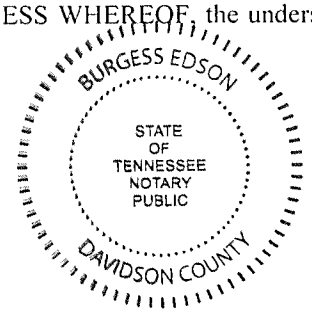
Derivation Clause: Said property being one and the same property conveyed to Grantor herein by way of deed of record as Instrument No. 20210609-0077328 in the Register's Office of Davidson, Tennessee.

This conveyance is made by a transferor of real estate to a revocable living trust created by the same transferor or by a spouse of the transferor. This transfer constitutes a nontaxable exchange pursuant to T.C.A. §67-4-409(a)(1)(C)(vi).

THIS CONVEYANCE is made subject to any and all restrictions, covenants, conditions and easements, if any, relating to the herein above described property, but only to the extent they are still in effect, shown of record in the herein above mentioned County and State, and to all zoning laws, regulations and ordinances of municipal and/or other governmental authorities, if any, but only to the extent that they are still in effect, relating to the herein above described property.

Construe all terms with the appropriate gender and quantity required by the sense of this deed. This instrument was prepared based on information furnished by the parties, and no independent title search has been made.

IN WITNESS WHEREOF, the undersigned has caused this instrument to be executed on November 20, 2025.



Nicholas Spetko III, GRANTOR

Janet Spetko, GRANTOR

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Nicholas Spetko III and Janet Spetko, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged them to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

WITNESS my hand and Official Seal at office this November 20, 2025.

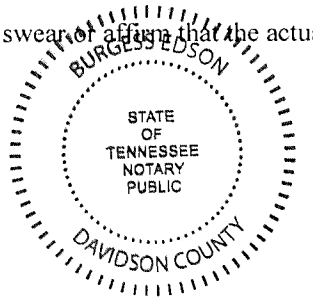
_____, NOTARY

My commission expires: _____

My Commission Expires
October 4, 2027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

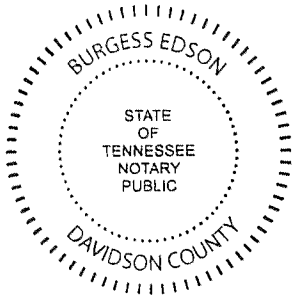
I hereby swear or affirm that the actual consideration for this transfer is – NONE -.



Nicholas Spetko III, AFFIANT

Janet H. Spetko, AFFIANT

Sworn to and subscribed before me this November 20, 2025.



_____, NOTARY

My commission expires: _____

My Commission Expires
October 4, 2027

(FOR RECORDING DATA ONLY)

Parcel Information: 074 16 0A 084.00

Property Address:
6420 Armstrong Drive, Hermitage, Tennessee 37076

New Property Owner and Mail Tax Bills To:
Nicholas Spetko III & Janet Hicks Spetko
6420 Armstrong Drive
Hermitage, TN 37076

Tennessee Certification of Electronic Document

I, William Jenkins, 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 11/20/25 (date of document).

Affiant Signature

11/20/25
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 20 day of November, 2025.

Notary's Signature

MY COMMISSION EXPIRES:

NOTARY'S SEAL

BURGESS EDSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires
October 4, 2027

My Commission Expires
October 4, 2027