[Blank Space Below for Recorder Stamp]

THIS INSTRUMENT PREPARED BY
Michael S. Goode
LEWIS THOMASON, P.C.
424 Church Street, Suite 2500
Nashville, Tennessee 37219
(615) 259-1366

Karen Johnson Davidson County
Batch# 1361140 DEEDQC
12/23/2025 11:04:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20251223-0101984

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $10.00.

Affiant

Subscribed and sworn to before me this
22nd day of December 2025.

Notary Public
My Commission Expires: July 2, 2029

JENNIFER BRUSE-MARKWELL
TENNESSEE NOTARY PUBLIC
My Comm. Expires Jul 02, 2029
COUNTY OF DAVIDSON

[Do Not Stamp Over Text Below]

Address New Owner (s) as follows:	**Send Tax Bills To:**	**Map-Parcel Numbers**
Sally Anne Spencer, Trustee of the Sally Anne Spencer Revocable Trust 3376 Ivey Point Rd Goodlettsville, TN 37072	Sally Anne Spencer, Trustee 3376 Ivey Point Rd Goodlettsville, TN 37072	011 00 0 016.00

QUITCLAIM DEED

FOR AND IN CONSIDERATION OF the sum of TEN and NO/100 DOLLARS ($10.00), the receipt and sufficiency of which are hereby acknowledged, **Sally A. Spencer** (the "Grantor"), does hereby quitclaim and convey unto **Sally Anne Spencer, Trustee under The Sally Anne Spencer Revocable Trust dated December 22, 2025,** (the "Grantee"), its heirs and assigns, all of Grantor's right, title, and interest in an to following described real estate, situated and being in **Davidson** County, State of Tennessee, to-wit:

SITUATED IN THE 10TH CIVIL DISTRICT COUNTY, TENNESSEE AS FOLLOWS:

BEGINNING AT A POINT IN THE CENTER OF GREER ROAD, AT THE JUNCTION OF IVY POINT ROAD; THENCE WITH THE CENTERLINE OF GREER ROAD, SOUTH 5 DEG. WEST 390.3 FEET TO A CONCRETE POST, OPPOSITE A GUM TREE, BEING THE NORTHEAST CORNER OF THE BINKLEY TRACT; THENCE WITH BINKLEY'S NORTH LINE, SOUTH 85 DEG. 34' WEST 369.8 FEET TO THE CENTER OF IVY POINT ROAD; THENCE WITH THE CENTER OF IVY POINT ROAD, AROUND CURVE OF SAID ROAD, 636 FEET TOT THE CENTER OF GREER ROAD AT THE JUNCTION OF IVY POINT ROAD, AT THE POINT OF BEGINNING, CONTAINING 3 ACRES, MORE OR LESS

Being the same property conveyed to Sally A. Spencer by Quitclaim Deed from Daniel G. Sencer, dated June 29, 2015, and recorded on June 30, 2015, at instrument No. 20150630-0062796 in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to all easements, rights of way, protective covenants, and mineral reservations of record, if any.

This is Improved Property known as **3376 Ivey Point Rd, Goodlettsville, TN 37072**

This Trust ("The Sally Anne Spencer Revocable Trust") is a revocable trust established pursuant to the laws of the State of Tennessee. The Trustees and Successor Trustees are granted all right, power, and authority pursuant to Section 3, Chapter 110 of the Tennessee General Assembly of 1963, Tenn. Code Ann. §35-50-110 (including any amendments thereto) and further have the full discretionary power to purchase, sell, convey, alter, repair, improve, partition and mortgage or otherwise encumber any real estate, and to make and execute any leases thereon for any period, however long, and beyond the term of any trust, and to execute and deliver any deeds, conveyances, mortgages, deeds of trust, transfers and assignments, without the approval of any court, joinder of any beneficiary, and without disclosing any beneficiary of any trust.

In addition, the trust specifically provides that no person dealing with the Trustee in the capacity of purchaser, seller, acquirer, lender, tenant, lessor, lessee, contractant, or otherwise shall be bound to inquire into the capacity to act on the part of the Trustees, or into the authority for, or the propriety of, any act thereof, or to see to the application or disposition of any money, or other property, paid, delivered or loaned to the Trustees. This trust contains spendthrift provisions.

This transfer of real property is a transfer of residential property within the exemptions from any due on sale clause as provided in 12 USCA § 1701j-3 (d). This transfer is not a violation of any such due on sale clause contained in any lien affecting the real property.

This is a transfer to a revocable living trust. No actual monetary consideration is given by the Grantee, and this conveyance is exempt from recordation tax under Tenn. Code Ann. § 67-4-409(A)(1)(C)(vi).

THIS QUITCLAIM DEED WAS PREPARED SOLELY UPON INFORMATION PROVIDED BY THE PARTIES AND NO TITLE EXAMINATION OR RESEARCH WAS CONDUCTED BY THE PREPARER. THE PREPARER HAS ACTED AS SCRIVENER ONLY. THE PARTIES HERETO RELEASE MICHAEL S. GOODE AND LEWIS THOMASON, P.C. FROM ANY AND ALL LIABILITY ARISING AS A RESULT OF ANY DEFICIENCIES, ERRORS, OR INACCURACIES EXISTING IN SAID QUITCLAIM DEED, AND SHALL HOLD HARMLESS AND INDEMNIFY MICHAEL S. GOODE AND LEWIS THOMASON, P.C. FROM ALL LIABILITY, CLAIMS, AND DAMAGES ARISING THEREFROM.

WITNESS MY HAND THIS 22nd DAY OF DECEMBER 2025.

Sally A Spencer

Sally A. Spencer

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Jennifer Bruse-Markwell, a Notary Public of said County and State, appeared **Sally A. Spencer**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and seal, at Office in Nashville, Tennessee, this 22nd day of December 2025.



Jennifer Bruse-Markwell
NOTARY PUBLIC
My Commission Expires: July 2, 2029

Certificate of Authenticity

I, **MICHAEL S. GOODE**, 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 **December 22, 2025**.

Affiant Signature

12/22/2025
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 22nd day of December 2025.

Notary's Signature

My Commission Expires: July 2, 2029
Date

JENNIFER BRUSE-MARKWELL
TENNESSEE NOTARY PUBLIC
My Comm. Expires Jul 02, 2029
COUNTY OF DAVIDSON

Notary's Seal (if on paper)