Prepared by: Wessley S. Inscoe, Attorney, 1503 16th Ave. S., Nashville, TN 37212, without the benefit of a full title examination and no liability is assumed for any status in title or matters which would be disclosed by such title examination.

Karen Johnson Davidson County
Batch# 1361669 DEEDQC
12/29/2025 08:15:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20251229-0102341

George L. Spencer, et ux.

TO:

Ayokunle Spencer, Trustee of the Spencer Family Medicaid Asset Protection Trust, dated December 15, 2025

QUITCLAIM DEED

THIS QUITCLAIM DEED OF REALTY, executed this 15th day of December, 2025, by and between **George L. Spencer and wife, Annie-Mae Frances Spencer** ("Grantors"), and **Ayokunle Spencer, Trustee of the Spencer Family Medicaid Asset Protection Trust, dated December 15, 2025, and any amendments thereto** ("Grantee"),

WITNESSETH:

That for and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned Grantors do hereby quitclaim and convey unto Grantee, all of Grantors' right, title, and interest in a certain tracts or parcels of land in Davidson County, Tennessee, described as follows, to-wit:

PARCEL 1

Address: 3254 Hinkle Drive, Nashville, TN 37218
Parcel ID: 080-08-0-295.00

BEING Lot No. 28 on the Plan of Bordeaux Hills, Section 4, as of record in Book 3600, Page 49, in the Register's Office for Davidson County, Tennessee.

SAID Lot No. 28 fronts 57.0 feet on the northerly margin of Hinkle Drive and runs back between lines, 136.1 feet on its westerly line and 136.42 feet on its easterly line, to a line in the rear on which it measures 53.24 feet thereon.

BEING the same property conveyed to George L. Spencer and wife, Annie-Mae Frances Spencer, by Warranty Deed from Archie Glenn Duke, dated March 29, 1974, and recorded in Book 4801, Page 563, in the Register's Office for Davidson County, Tennessee.

PARCEL 2

Address: 2203 Cooper Lane, Nashville, TN 37216
Parcel ID: 073-05-0-146.00

BEING Lot No. 6 of Riverwood Heights Subdivision Section VII, as of record in Book 2854, Page 34, in the Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete legal description.

BEING the same property conveyed to George L. Spencer and wife, Annie M. Spencer, by Warranty Deed from Steven D. Purcell and wife, Donna Purcell, dated December 1, 1989, and recorded in Book 7997, Page 769, in the Register's Office for Davidson County, Tennessee.

These legal descriptions were taken from the previous deeds of record.

This conveyance and the concerned real estate are subject to the following: (1) all applicable zoning ordinances, (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) all other matters and restrictions of public record.

The said Annie-Mae Frances Spencer and Annie M. Spencer being one and the same person.

IN WITNESS WHEREOF, Grantors have executed this quitclaim deed of realty as of the date written first herein.

George L. Spencer
Grantor

Annie-Mae Frances Spencer
Grantor

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **George L. Spencer and Annie-Mae Frances Spencer**, named within, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and seal at office this the 15th day of December, 2025.



Notary Public

THIS TRANSFER IS EXEMPT FROM TRANSFER TAX PURSUANT TO TENNESSEE CODE ANNOTATED § 67-4-409(a)(1)(C)(vi).

Property Owner(s) Name and Mailing Address	**Person or Entity Responsible for Payment of Property Taxes**	**Property Address and Map/Parcel No.**
Ayokunle Spencer, Trustee 2203 Cooper Lane Nashville, TN 37216	Same/Owner	**PARCEL 1** 3254 Hinkle Drive Nashville, TN 37218 080-08-0-295.00 **PARCEL 2** 2203 Cooper Lane Nashville, TN 37216 073-05-0-146.00

Tennessee Certification of Electronic Document

I, Ariel Joaquin, 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 12/15/25 (date of document).

Ariel Joaquin
Affiant Signature

12/17/25
Date

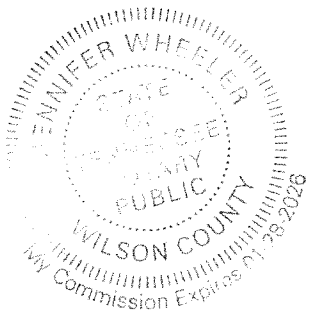
State of Tennessee
County of Davidson

Sworn to and subscribed before me this 17th day of December, 2025

Jennifer Wheeler
Notary's Signature

MY COMMISSION EXPIRES: 1.28.26

NOTARY'S SEAL



202512290102341