Prepared By:
Todd Spangler
2390 Crocker Springs Rd.
Goodlettsville, TN 37072

After Recording Return To:
Speicher Properties LLC
2382 Crocker Springs Rd
Goodlettsville, Tennessee 37072

Karen Johnson Davidson County
Batch # 1366164 DEEDQC
01/06/2026 11:34:50 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20260106-0000960

SPACE ABOVE THIS LINE FOR RECORDER'S USE

QUITCLAIM DEED

On December 28th 2025 THE GRANTOR(S),

Beverly G. Spangler ("Grantor"), a single person, of 2382 Crocker Springs Rd, Goodlettsville, Davidson County, Tennessee 37072

for and in consideration of: One Dollar ($1.00) and/or other good and valuable consideration conveys, releases and quitclaims to the GRANTEE(S):

Speicher Properties LLC, ("Grantee") Beverly G. Spangler, Member, residing at 2382 Crocker Springs Rd, Goodlettsville, Davidson County, Tennessee 37072

the following described real estate, situated in Goodlettsville, in the County of Davidson, State of Tennessee

The legal description is:

Property address: **2348 Crocker Springs Rd. Goodlettsville, TN 37072**

A tract of land in the 10th Civil District of Davidson County, Tennessee, and being more particularly described according to a survey by Wayne S. Cooper, Sr., Surveyor, September 24, 1969, as follows:

BEGINNING at a spike in the center of Crocker Springs Road, the Southwest corner of this property and common to the property of G.O. Hahan; thence North 0 deg. 36 min. East 495 feet along the center of said road to a point (spike); thence North 72 deg. 43 min. East 186 feet to an iron pin; thence South 22 deg. 55 min. East 157.0 feet to an iron pin on West side of Farm Road; thence South 24 Deg. 3 min. East 440.9 feet to an iron pin in the original line; thenndeg. 00 min.

West 417.7 feet along original line and fence to the beginning, containing 3.1 acres, more or less. This is improved property known as 2348 CROCKER SPRINGS ROAD, GOODLETTSVILLE, TN 37072 and includes two mobile home trailers affixed to said prAffixation86 Clayton Model 28X, VIN #CLR0879, and a 1999 Hart, Model DBL,VIN #HH5541INAB1.

Affidavit of Affixation of record in Instrument No. 20250924-0076262, and Instrument No. 20250924-0076263.

Prior instrument reference: **Book and Page Ref: DB-20251103 0087248,**

Grantor does hereby convey, release and quitclaim all of the Grantor's rights, title, and interest in and to the above described property and premises to the Grantee(s), and to the Grantee(s) heirs and assigns forever, so that neither Grantor(s) nor Grantor's heirs, legal representatives or assigns shall have, claim or demand any right or title to the property, premises, or appurtenances, or any part thereof.

Transfer from personal ownership to an LLC whose sole member is the same person.

Tax Parcel Number: Map: 023-00-0-103.00

Mail Tax Statements To:
Speicher Properties LLC
2382 Crocker Springs Rd
Goodlettsville, Tennessee 37072

[SIGNATURE PAGE FOLLOWS]

Grantor Signatures:

DATED: 12/28/2025

Beverly G Spangler

Beverly G. Spangler
2382 Crocker Springs Rd
Goodlettsville, Tennessee, 37072

STATE OF TENNESSEE, COUNTY OF DAVIDSON, ss:

On this 28 day of December 2025, before me personally appeared Beverly G. Spangler, to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed same as their free act and deed.

Notary Public

Notary

Title (and Rank)

My commission expires Jan 4, 2027

MARK INGRAM NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

I, Affiant, hereby swear or affirm that to the best of my knowledge, information, and belief, the actual consideration for this transfer is $0.00.

Affiant

Affiant's Name: _____

KAREN JOHNSON
REGISTER OF DEEDS

www.nashville.gov/rod

PO Box 196398
Nashville, TN 37219-6398
(615) 862-6790 phone
(615) 880-2039 fax

The following oath of consideration is required on all deeds transferring property:

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or true value, whichever is greater for this transfer is $ 1.00.

Beverly G. Spangler
Affiant

Subscribed and sworn before me, this 28 day of December, 2015

Notary

MARK INGRAM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY