This Instrument Prepared By:
Travenia A. Holden
Holden Law Office
229 West Main Street
Lebanon, TN 37087

Karen Johnson Davidson County
Batch # 1370877 DEEDQC
01/16/2026 11:46:01 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20260116-0004081

QUITCLAIM DEED

ADDRESS OF NEW OWNERS:	SEND TAX BILLS TO:	MAP/PARCCEL NO:
Brenda Spencer, Trustee of The Brenda Spencer Revocable Living Trust 4287 Golden Hills Drive Nashville, TN 37218	Same	058 11 0A 012.00

FOR AND IN CONSIDERATION of the sum of Zero Dollars ($0.00) and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, Brenda Spencer (hereinafter referred to as "Grantor") does hereby assign, transfer, convey, and quitclaim unto the Trustee of the Brenda Spencer Revocable Living Trust (hereinafter referred to as "Grantee") forever, all the rights, titles, and interest which the said Grantor has in and to the following described parcel of land in Davidson County, Tennessee, and improvements and appurtenances thereto which is more fully described as follows:

A certain Tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 12 on the plan of section Two, Drake's Run of record in Plat Book 11700, Page 69, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Overground Railroad LLC, a Delaware limited liability company by Warranty Deed from Wendy Warren and husband Michael Warren of record as Instrument No. 20121113-0104535 in the Register's Office for Davidson County, Tennessee, dated November 9, 2012 and recorded on November 13, 2012.

Being the same property conveyed to Stacey Spencer, an unmarried woman, and Brenda Spencer, an unmarried woman, by Warranty Deed from Overground Railroad, LLC, a Delaware Limited Liability Company, of record as Instrument No.

20221229-0133645, Register's Office for Davidson County, Tennessee dated December 27th, 2022 and recorded on December 29, 2022.

This is improved property located at 4287 Golden Hill Drive, Nashville, TN 37218.

The Grantee shall have the sole, absolute, and uncontrolled power, discretion and authority to protect, conserve, sell, lease, encumber, gift, or otherwise manage and dispose of the real property described above.

The foregoing conveyance is subject to all encumbrances, easements, restrictive covenants and other matters of public record as may affect the above described property.

THIS PROPERTY IS TRANSFERRED "AS IS" WITH NO WARRANTY OF ANY TYPE

THE PREPARER OF THIS DEED MAKES NO REPRESENTATION AS TO THE DESCRIPTION OF OR STATUS OF TITLE TO THE PROPERTY DESCRIBED HEREIN. THIS DEED HAS BEEN PREPARED SOLEY FROM INFROMATION FURNISHED TO THE PREPARER, WHO MAKES NO REPRESENTATION WHATSOEVER OTHER THAN IT HAS BEEN ACCRUATELY TRANSCRIBED FROM THE INFORMATION PROVIDED.

Brenda Spencer
BRENDA SPENCER, Grantor

Brenda Spencer
BRENDA SPENCER,
Trustee of the Brenda Spencer Revocable Living Trust

STATE OF TENNESSEE)
COUNTY OF WILSON)

I hereby swear or affirm that to the best of my knowledge, information, and belief, the actual consideration of this conveyance, per T.C.A. 67-4-409(a)(C)(vi) is $0.

Brenda Spencer
BRENDA SPENCER, Grantor

STATE OF TENNESSEE)
COUNTY OF WILSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Brenda Spencer, Grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 13th day of January 2026.

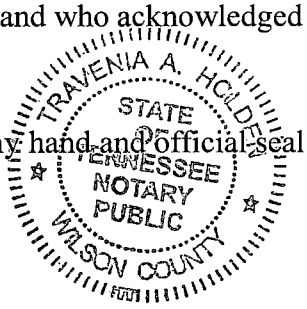


NOTARY PUBLIC
My Commission Expires: 2-26-2029

STATE OF TENNESSEE)
COUNTY OF WILSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Brenda Spencer, Trustee of the Brenda Spencer Revocable Living Trust, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 13th day of January 2026.



NOTARY PUBLIC
My Commission Expires: 2-26-2029

I hereby swear or affirm that the actual consideration given for this transfer is $0.00

AFFIANT

Sworn to and subscribed to before me this 13th day of January 2026.



NOTARY PUBLIC
My Commission Expires: 2-26-2029