Karen Johnson Davidson County
Batch# 1380443 DEEDQC
02/12/2026 03:14:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20260212-0011375

THIS INSTRUMENT PREPARED BY:
Amanda Moore, Esq.
TENNESSEE CENTER FOR ESTATE & ELDER LAW, PLLC
718 South Church Street
Murfreesboro, TN 37130

QUITCLAIM DEED

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP/PARCEL:
Sandra Dee Spiller, Trustee Sandra Dee Spiller Revocable Living Trust 3213 Country Hill Road Antioch, TN 37013	Owner	**Map:** 150 **Group:** 02-0 **Parcel:** 412

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid, the receipt of which is hereby acknowledged, I, Sandra Spiller, unmarried, (hereinafter called "Grantor") do hereby release and forever quitclaim unto Sandra Dee Spiller, Trustee of the Sandra Dee Spiller Revocable Living Trust, dated February 5, 2026 (hereinafter called "Grantee"), and her successor trustees, all of my interest in and to a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot No. 31 on the Plan of Harbor Landing, Section 4, as of record in Plat Book 6900, Page 879 and amending in Book 6900, Page 348, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Sandra Spiller, unmarried, by Warranty Deed from Jack D. Wagner, unmarried, dated April 6, 2001, and recorded May 1, 2001, as instrument number 20010501-0043684, Register's Office for Davidson County.

This conveyance is subject to Restrictive Covenants of record in Deed Book 6319, Page 65, Register's Office for Davidson County.

This conveyance is subject to any and all existing easements and restrictions of record.

This is improved property known as 3213 Country Hill Road, Antioch, TN 37013.

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 SOLELY FROM INFORMATION FURNISHED TO THE PREPARER, WHO MAKES NO REPRESENTATION WHATSOEVER OTHER THAN IT HAS BEEN ACCURATELY TRANSCRIBED FROM THE INFORMATION PROVIDED. NO NEW SURVEY WAS PERFORMED.

WITNESS my hand this 5 day of February, 2026.

Sandra D. Spiller
SANDRA SPILLER

AMANDA MOORE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

STATE OF TENNESSEE)
COUNTY OF RUTHERFORD)

Before me, the undersigned authority, a Notary Public in and for the State and County aforesaid, personally appeared Sandra Spiller, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who, upon oath, acknowledged that she is the maker of this instrument and that she executed the foregoing instrument for the purpose contained therein.

WITNESS my hand and seal, this 5th day of February, 2026.

Amanda Moore
Notary Public

My Commission Expires: 2-26-28

OATH OF VALUE

This deed is exempt from the recordation tax pursuant to Tenn. Code Ann. § 67-4-409(a)(1)(E): "No such tax shall be levied on the transfer of any real estate where such: … (vi) [a]re transfers by a transferor of real estate to a revocable living trust created by the same transferor." Because this transaction is exempt from tax, pursuant to Tenn. Code Ann. § 67-4-409(a)(1)(E), no oath of value is required: "No oath of value shall be required in any transaction that is exempt from tax."

Certificate of Authenticity

I, **Cynthia Beatty**, do hereby make an 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 **02/05/2026**.

Name: **Cynthia Beatty**
Title: **Assistant Secretary**
Date **02/11/2026**
STATE OF Tennessee
COUNTY OF **Rutherford**

Sworn to and subscribed before me on **02/11/2026.**

Notary Public: **Brooke C. Travis**
My Commission Expires: **07/08/2028**
Commission #: **N/A**

