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

Karen Johnson
Batch # 1385165
02/25/2026 11:15:50 AM
Fees: $17.00 Taxes: $0.00
Davidson County
DEEDQC
3 pgs
20260225-0014913

After Recording Return To:
Beverly G. Spangler
2382 Crocker Springs Rd
Goodlettsville, Tennessee 37072

SPACE ABOVE THIS LINE FOR RECORDER'S USE

QUITCLAIM DEED

On 2/22/26 THE GRANTOR(S),

Speicher Properties LLC, an Ohio limited liability company ("Grantor"), by Beverly G. Spangler, Managing Member, 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):

Beverly G. Spangler, ("Grantee"), 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:

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

[SIGNATURE PAGE FOLLOWS]

Grantor Signatures:

DATED: 2-22-26

Beverly G Spangler

Speicher Properties LLC, an Ohio limited liability company
By Beverly G. Spangler, managing member
2382 Crocker Springs Rd
Goodlettsville, Tennessee, 37072

STATE OF TENNESSEE, COUNTY OF DAVIDSON, ss:

On this 22nd day of February, 2026 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.

MARK INGRAM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public

Notary
Title (and Rank)

My commission expires March 4, 27

I, Affiant, hereby swear or affirm that to the best of my knowledge, information, and belief, the actual consideration for this transfer is $1.00.

Beverly G. Spangler
Affiant
Affiant's Name: Beverly G. Spangler

Subscribed and sworn before me, this 22 day of February, 2026

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or true value, whichever is greater for this transfer is
$ 1.00 **, Affiant**
Subscribed and sworn before me this the
25 **Day of** Feb **, 20**26**.**
J. Rivera **, Deputy Register**