Address New Owner:	Map-Parcel Numbers:	Send Tax Bills To:
Jeffrey Thomas Spellmeyer and Sarah Elizabeth DeMarco, Co-Trustees 2703 Acklen Avenue Nashville, TN 37212	**081 07 2F 001.00CO**	**SAME**
This instrument prepared by: Carter Shelton Jones, PLC 2021 Richard Jones Road, Suite 240, Nashville, TN 37215		

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00) cash in hand paid, the receipt and sufficiency of which are hereby acknowledged, **Jeffrey Thomas Spellmeyer and Sarah Elizabeth DeMarco, husband and wife, as tenants by the entirety** (the "Grantors"), by these present hereby transfer, assign, and quitclaim to **Jeffrey Thomas Spellmeyer and Sarah Elizabeth DeMarco, Co-Trustees of the Spellmeyer Family Revocable Trust dated April 9, 2026** (the "Grantees"), Grantees' successors and assigns, all of Grantors' right, title, and interest in and to certain land in Davidson County, Tennessee, being more particularly described on EXHIBIT A attached hereto and incorporated hereby by reference (the "Property").

This is improved property known as **1925 10th Avenue North, Nashville, TN 37208**.

The Property is conveyed expressly subject to all limitations, restrictions, and encumbrances as may affect the Property.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration of this transfer is $-00-.

Affiant

Karen Johnson
Batch # 1404915
04/14/2026 08:31:27 AM
Fees: $17.00 Taxes: $0.00

Davidson County
DEEDQC
3 pgs

20260414-0030053

Subscribed and sworn to before me this 9th day of April, 2026.

KATIE CESERETTI
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public
My Commission Expires: 06/20/2027

Grantors and Grantees acknowledge that this Quitclaim Deed was prepared from information in prior deeds; that no request was made that Warner Jones or Carter Shelton Jones, PLC perform a title examination; and that neither Warner Jones nor Carter Shelton Jones, PLC shall have any liability for the status of the title to the property or for the accuracy of such information.

Tennessee Code Annotated § 35-15-510 shall apply to the Property and/or the proceeds (as that term is defined in such section) from the Property.

IN WITNESS WHEREOF, the Grantors have executed this Quitclaim Deed this 9th day of April, 2026.

JEFFREY THOMAS SPELLMEYER

SARAH ELIZABETH DEMARCO

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Jeffrey Thomas Spellmeyer and Sarah Elizabeth DeMarco**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and seal at office in Nashville, Tennessee, on this the 9th day of April, 2026.

Notary Public

My Commission Expires: 06/20/2027

KATIE CESERETTI
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

EXHIBIT A

(Legal Description of the Property)

Being Unit A, Homes at 1925 10th Avenue North, a Horizontal Property Regime with Private Elements as shown in the Declaration of Covenants, Conditions and Restrictions for Homes at 10th Avenue North of record in Instrument Number 20180103-0001066 and First Amendment recorded in Instrument No. 20180425-0039069, 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 Jeffrey Thomas Spellmeyer and Sarah Elizabeth DeMarco, husband and wife (as tenants by the entirety) from Sarah Elizabeth DeMarco by quitclaim deed filed for record on April 14, 2026, 2026, Instrument Number 20260414-0030052, as of record in the Register's Office for Davidson County, Tennessee.