Address New Owner:	Map-Parcel Numbers:	Send Tax Bills To:
Jeffrey Thomas Spellmeyer and Sarah Elizabeth DeMarco **2703 Acklen Avenue** **Nashville, TN 37212**	**104 11 1A 002.00CO**	**SAME**

Karen Johnson
Batch # 1404925
04/14/2026 08:44:19 AM
Fees: $17.00 Taxes: $0.00
Davidson County
DEEDQC
3 pgs
20260414-0030066

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** (the "Grantor"), by these present hereby transfers, assigns, and quitclaims to **Jeffrey Thomas Spellmeyer and Sarah Elizabeth DeMarco, husband and wife, as tenants by the entirety** (the "Grantees"), Grantees' successors and assigns, all of Grantor's 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 **2703 Acklen Avenue, Nashville, TN 37212**.

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

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

Grantor 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.

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

JEFFREY THOMAS SPELLMEYER

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,** 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)

A certain unit located in Davidson County, Tennessee, being known and designated as Unit No. 2703 of Acklen Commons, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing Acklen Commons, a Horizontal Property Regime, of record in Instrument Number 20150316-0022321, in the Register's office for Davidson County, Tennessee, and with said Unit being depicted on Exhibit "B" to said Declaration; together with a percentage interest in the common elements as set forth in said Declaration.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Stokes and Marshalls Subdivision, as recorded in Plat Book 332, Page(s) 106.

Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20150316-0022321.

Covenants, Conditions and Restrictions as set forth in Restrictive Covenants for Detached Structure recorded in Instrument No. 20151218-0127402.

Rights of others in and to any party walls located on the subject property.

BEING the same property conveyed to Jeffrey Thomas Spellmeyer from Megan Elise Gill Spellmeyer by quitclaim deed filed for record on March 30, 2021, Instrument Number 20210330-0041502, as of record in the Register's Office for Davidson County, Tennessee.