Karen Johnson Davidson County
Batch# 1427278 DEEDQC
06/02/2026 12:41:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20260602-0049589

This instrument was prepared without the benefit of a formal title search, abstract or survey and was prepared with the description of the property as furnished by the parties. The preparer of this instrument assumes no liability whatsoever either for the accuracy of the legal description or the status of the title to the property.	STATE OF TENNESSEE) COUNTY OF WILLIAMSON) This conveyance is exempt from conveyance tax Pursuant to Tenn. Code Ann. 67-4-409 et seq. _____, Affiant Sworn to and subscribed before me this May 27, 2026. _____ Comm Exp: _____ Notary Public

PARKER T. BROWN NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY My Commission Expires 06-05-2029

This Instrument Prepared by: Parker T. Brown, Esq.
Fidelis Law PLLC • 1585 Mallory Lane • Suite 104 • Brentwood Tennessee 37027

NEW OWNER:	SEND TAX BILL TO:	MAP/PARCEL:
MASON SPENCER, Trustee		
U/T/A MASON SPENCER TRUST under The SPENCER IRREVOCABLE TRUST DTD December 3, 2019	SAME AS NEW OWNER	6DU-38010 160-4-80
5217 Stallworth Drive		
Nashville, Tennessee 37220		

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of -0- Dollars, and other good and valuable consideration, the receipt of which is hereby acknowledged, WE, MASON A. SPENCER and SARA SPENCER FOGELBERG, Co-Trustees of the SPENCER IRREVOCABLE TRUST dated December 3, 2019 (Certificate of Trust attached as Exhibit A), do hereby quitclaim, transfer, release, and convey any and all of its right, title and interest, in and to that certain real estate located in Davidson County, Tennessee, to MASON SPENCER, Trustee U/T/A MASON SPENCER TRUST under THE SPENCER IRREVOCABLE TRUST DTD December 3, 2019 (Grantees), and any amendments thereto, being more particularly described as follows:

> Land in Davidson County, Tennessee, Lot No. 1113 on the plan of Brentwood Hall, Section XI, as of record in Book 2331, page 134, Register's Office for said County.
> Said Lot No. 1113 fronts 80 feet on the easterly side of Stallworth Drive and runs back between lines, 242.9 feet on the northerly line and 252.5 feet on the south0rly line to a dead line in the rear, which is a broken line, measuring 107.4 feet on said dead line.
>
> Being the same property conveyed to MASON A. SPENCER and SARA SPENCER FOGELBERG, Co-Trustees of the SPENCER IRREVOCABLE TRUST dated December 3, 2019, from JAMES T. SPENCER and wife, ANN M. SPENCER by Quitclaim Deed of record in Instrument 20191212-0128333, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to restrictive covenants of record in Book 2543, page 155, said Register's Office.

The legal description is taken from the prior deed of record.

Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

The improved property is known as 5217 Stallworth Drive, Nashville, Tennessee 37220.

IN WITNESS WHEREOF, the Grantors have caused this instrument to be executed on May 29th 2026.

THE SPENCER IRREVOCABLE TRUST DTD December 3, 2019

By: _____
MASON A. SPENCER, Co-Trustee

_____
SARA SPENCER FOGELBERG, Co-Trustee

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named MASON A. SPENCER and SARA SPENCER FOGELBERG, Co-Trustees of the SPENCER IRREVOCABLE TRUST dated December 3, 2019, with whom I am personally acquainted, and who acknowledged that in their capacity as Trustee, they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Brentwood, Tennessee, this May 29th, 2026.

_____ My Commission Expires: 06-05-2028
NOTARY PUBLIC

Exhibit A

CERTIFICATION OF TRUST
(Under the Tennessee Uniform Trust Code)

The undersigned, constituting all of the Trustees of SPENCER IRREVOCABLE TRUST, dated December 3, 2019 ("Trust"), being first duly sworn, depose and say:

1. **EXISTENCE OF TRUST.** The Trust is in existence and consists of an irrevocable trust which was executed on December 3, 2019.

2. **IDENTITY OF GRANTORS, SETTLORS, OR TESTATORS.** The Grantor/Settlor/Testator of the Trust is JAMES T. SPENCER AND ANN M. SPENCER.

3. **CURRENTLY ACTING TRUSTEE(S).** MASON A. SPENCER AND SARA SPENCER FOGELBERG were the initial Co-Trustees of the Trust and remain the current Trustees.

4. **POWERS OF TRUSTEE.** Each Trustee hereby certifies that he/she has all the powers granted to trustees under the Uniform Trust Code adopted by the State of Tennessee without limitation.

5. **RESTRICTIONS IMPOSED UPON TRUSTEE.** There are no restrictions imposed upon the Trustee of the Trust dealing with the assets of the Trust.

6. **NAME OF SUCCESSOR TRUSTEE(S).** In the event one of MASON A. SPENCER and SARA SPENCER FOGELBERG fail to serve, the other may serve alone. In the event both fail to serve, TODD FOGELBERG is listed as Successor Trustee. If he is unable or unwilling to serve, JAMIE DURHAM is listed as Successor Trustee.

7. **REVOCABILITY/IRREVOCABILITY OF TRUST.** The Trust is irrevocable.

8. **EXERCISE OF POWERS BY TRUSTEE(S).** ***Any one*** of the currently-acting Trustees may act to exercise identified powers of the Trustee.

9. **BENEFICARY.** The beneficiaries of the Trust are as follows:

   TRUST FBO MASON A. SPENCER
   TRUST FBO SARA SPENCER FOGELBERG

10. **ESTABLISHMENT OF TRUST.** The Trust was originally established in the State of Tennessee and is governed by Tennessee law.

11. **TITLE TO TRUST ASSETS.** Title to assets of the Trust is to be taken in the following form: "MASON A. SPENCER and SARA SPENCER FOGELBERG, Trustees of the SPENCER IRREVOCABLE TRUST dated December 3, 2019."

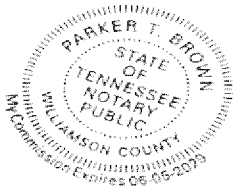
12. **ACKNOWLEDGMENT AND INDEMNIFICATION.** The Trust has not been revoked, modified, or amended to make any representations in this CERTIFICATION OF TRUST incorrect and the trustee(s) signing this document is/are the corporate trustee or one or more of the acting trustees.

MASON A. SPENCER, Trustee

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

SUBSCRIBED AND SWORN to before me on this 3rd day of February, 2026.

Notary Public

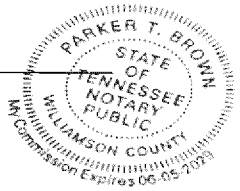


SARA SPENCER FOGELBERG, Trustee

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

SUBSCRIBED AND SWORN to before me on this 3rd day of February, 2026.

Notary Public



TRUE COPY CERTIFICATION

I, ROBERT M. PAUTIENUS III, do hereby make 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 May 29, 2026.

5/29/26
ROBERT M. PAUTIENUS III, Affiant

STATE OF TENNESSEE)

COUNTY OF WILLIAMSON)

Sworn to and subscribed before me this 29th day of May, 2026.

Notary Public

My Commission Expires:

PARKER T. BROWN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 06-05-2029