Karen Johnson Davidson County
Batch# 1435955 DEEDQC
06/18/2026 03:54:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20260618-0055594

This instrument prepared by:
Martin Heller Potempa & Sheppard, PLLC
2122 21st Avenue South
Nashville, Tennessee 37212
(615) 800-7096

This Deed was prepared based upon information provided by the parties. No independent title examination was conducted. The preparer makes no representation as to the status of the title or the accuracy of the description

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is:
$0.00.

Randall Caldwell
AFFIANT

Subscribed and sworn to before me, this
15th day of June 2026.

Wendy Lee
NOTARY PUBLIC
My commission expires: 4/26/27

WENDY LEE STATE OF TENNESSEE NOTARY PUBLIC MAURY COUNTY

QUITCLAIM DEED

Address New Owner:	Send tax bills to:	Tax Information:
Randall Caldwell PO Box 83 Franklin, TN 37065	New Owner	117070H03200CO

FOR AND IN CONSIDERATION of Zero and No/100ths Dollars ($0.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, **BARBARA W. SPITZER, MARRIED** ("Grantor") has bargained and sold, and by these presents does transfer and convey unto **RANDALL CALDWELL, MARRIED** ("GRANTEE") his heirs, successors and assigns, all of her right, title, and interest in that certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

A Condominium Apartment in Davidson County, Tennessee, being Unit No. 3380 of Roderick Square, a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on the Plan of record in Book 6250, Page 928, Register's Office for said County, to which source reference is hereby made for more complete details or description, together with the said Apartment's appurtenant undivided interest in the general and limited common elements of the Condominium.

Being the same property conveyed to Mary Ann Ledsinger by Warranty Deed from M. Terry Burkhalter and wife, Peggy C. Burkhalter, of record in Instrument No. 200007190071291, Register's Office for Davidson County, Tennessee.

The said Mary Ann Ledsinger having died testate on March 3, 2026, her interest in the property was devised to her sister, Barbara W. Spitzer, as her sole heir and beneficiary under her Last Will and Testament dated July 24, 2017, which was admitted to probate for the purpose of muniment of title to real property pursuant to an Order of the Seventh Circuit Court in Davidson County, Tennessee, as evidenced in Instrument Nos. 20260528-0048510 and 20260528-0048511, in the Register's Office for Davidson County, Tennessee.

Barbara W. Spitzer, a married woman, is the sole owner of the herein described property, and is joined in this conveyance by her spouse, Marshall Spitzer, solely for the purpose of releasing any rights, title and/or marital interest, which he may have in the property.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.

This is **improved** property known as: **3380 HILLSBORO PIKE, NASHVILLE, TENNESSEE 37215**

Witness our hands this the 12 day of June, 2026.

Barbara W. Spitzer
BARBARA W. SPITZER

MARSHALL SPITZER

STATE OF TENNESSEE)
COUNTY OF ~~DAVIDSON~~ Williamson)

CRYSTAL SOUTHALL STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **BARBARA W. SPITZER,** the within named Grantor, with whom I am personally acquainted (or proved to me based on satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 12 day of June, 2026.

Crystal Southall
Notary Public
My Commission Expires: 07-14-26

CRYSTAL SOUTHALL STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

STATE OF TENNESSEE)
COUNTY OF ~~DAVIDSON~~)
Williamson Co.

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **MARSHALL SPITZER,** the within named Grantor, with whom I am personally acquainted (or proved to me based on satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 12 day of June, 2026.

Crystal Southall
Notary Public
My Commission Expires: 07-14-26

CERTIFICATE OF AUTHENTICITY

I, **ADAM BARBER**, do hereby make oath that I am a licensed attorney and 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 the law.

This 17 day of June 2026.

ADAM BARBER

Sworn to and subscribed before me this 17 day of June 2026.

NOTARY PUBLIC

My commission expires: May 6, 2029

KATIE AESCHLIMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY