THIS INSTRUMENT PREPARED BY:
FREEDOM TITLE SERVICES, LLC
109 HAZEL PATH, SUITE 2
HENDERSONVILLE, TN 37075

Karen Johnson
Batch # 1440747
07/01/2026 09:03:44 AM
Fees: $12.00 Taxes: $0.00
Davidson County
DEEDQC
2 pgs
20260701-0059287

MAP.GROUP.PARCEL: 051 020/052.00

NEW OWNERS:
KEVIN W. SPAIN
KEVIN W. SPAIN, II & ASHLEY B. SPAIN
304 WESTCHESTER DRIVE
MADISON, TN 37115

SEND TAX BILLS TO:
SAME AS ABOVE

QUITCLAIM DEED

This instrument was prepared from information provided by the parties. No title search was performed and no warranties are made by the drafter. By signing this document, both parties acknowledge that no legal or tax advice was rendered by the drafter.

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid, KEVIN W. SPAIN, AN UNMARRIED MAN, by this instrument **QUITCLAIM** all of the interest of Grantors in the hereinafter described property unto KEVIN W. SPAIN, AN UNMARRIED MAN, KEVIN W. SPAIN, II AND ASHLEY B. SPAIN, HUSBAND AND WIFE, their heirs and assigns forever, the property described as follows:

LAND SITUATED IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 31 ON THE PLAN OF HOLIDAY HILLS, SECTION II, AS OF RECORD IN BOOK 3700, PAGE 19, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

SAID LOT NO. 31 FRONTS 200.34 FEET ON THE EASTERLY SIDE OF WESTCHESTER DRIVE AND EXTENDS BACK 212 FEET ON THE NORTHERLY LINE AND 235.20 FEET ON THE SOUTHERLY LINE, TO A DEAD LINE, MEASURING 177.33 FEET THEREON.

BEING THE SAME PROPERTY CONVEYED TO KEVIN W. SPAIN, BY WARRANTY DEED FROM SHELBY J. SPAIN, WIDOWED, DATED APRIL 17, 2013, OF RECORD IN INSTRUMENT NO. 20130422-0039633, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

BEING THE SAME PROPERTY FURTHER CONVEYED TO KEVIN W. SPAIN, AN UNMARRIED MAN, KEVIN W. SPAIN, II AND ASHLEY B. SPAIN, HUSBAND AND WIFE, BY QUITCLAIM DEED FROM KEVIN W. SPAIN, RECORDED ON _____, OF RECORD IN INSTRUMENT NO. _____, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THIS IS IMPROVED PROPERTY KNOWN AS 304 WEST CHESTER DRIVE, MADISON, TN 37115

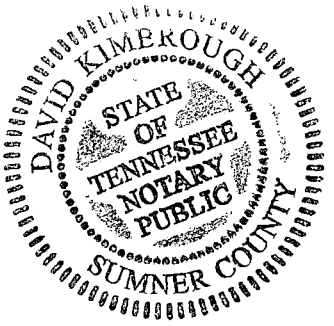
KEVIN W. SPAIN

STATE OF TENNESSEE
COUNTY OF SUMNER

PERSONALLY appeared before me, the undersigned authority, KEVIN W. SPAIN, with whom I am personally acquainted, and made oath that they, executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, this the 23rd day of June, 2026.

Notary Public
My Commission Expires: 6-20-28



STATE OF TENNESSEE
COUNTY OF SUMNER

The actual consideration for this transfer is none.

AFFIANT

Sworn to and subscribed before me, this 23rd day of June, 2026.

Notary Public
My Commission Expires: 6-20-28

