THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd., Suite 130** **Nashville, TN 37215** *No title search was performed in the preparation of this document.* **CRT FILE: 230444184**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration for this transfer is: $-0-. Affiant Subscribed and sworn to before me, this 11 day of _____, 2026. Notary Public My Commission Expires: _____

Karen Johnson Davidson County
Batch # 1455855 DEEDQC
08/05/2026 11:22:39 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20260805-0072010

ABIGAIL WOODARD STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES MARCH 20, 2029

QUITCLAIM DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Joe Spicer and Juanita Spicer 204 North Main Street Goodlettsville, TN 37072	New Owner	091 10 0V 011.00

FOR AND IN CONSIDERATION of Ten and 00/100 Dollars ($10.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, **Ray Spicer, a(n)** single **man, and Anthony Spicer, an unmarried man,** (hereinafter referred to as the "Grantor") do hereby quitclaim, transfer and convey to **Joe Spicer and Juanita M. Spicer, husband and wife,** their heirs and assigns, all of their rights, title and interest in the real property in the County of Davidson, State of Tennessee, and more particularly described as follows:

Land in Davidson County, Tennessee, being part of Lot No. 9 in the SUBDIVISION OF LOTS NO. 35, 36 & 37 IN SUBDIVISION OF PART OF THE H. B. CHADWELL TRACT, as of record in Plat Book 547, Page 60, Register's Office of Davidson County, Tennessee, described as follows to wit:

Beginning at point on the Easterly margin of a Private Drive, 530 feet Southeasterly from an iron pin at the corner of the Madison Park Subdivision; thence with said Drive South 28° East 84.4 feet to an iron pipe; thence North 61° East 214 feet with a fence; thence North 28° West 72.7 feet; thence South 64° 20' 216 feet to the beginning.

Being the same property conveyed to Sherryl D. Cox, married, by Warranty Deed from Cliff Radlauer, unmarried, of record in Instrument No. 19991210-0301928, in the Register's Office of Davidson County, Tennessee, dated December 08, 1999 and recorded on December 10, 1999.

Being the same property conveyed to Sherryl D. Cox, by Quitclaim Deed from James B. Cox, of record in Instrument No. 19991215-0303540, in the Register's Office of Davidson County, Tennessee, dated December 08, 1999, and recorded on December 15, 1999.

Sherryl D. Cox having died intestate on March 17th, 2019, in Davidson County, Tennessee. Ray Spicer and Anthony Spicer being her only heirs as referenced in Affidavits of Heirship of record in Instrument No. 20260805-0072009 and Instrument No. N/A, Registers' Office of Davidson County, Tennessee.

Grantor covenants that they are lawfully seized and possess said real property in fee simple, have a good right to convey it, and that the same is conveyed with any liens, restrictions, conditions and easements of record.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this 9 day of June, 2026.

Ray Spicer

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Ray Spicer**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 9 day of June, 2026.

Notary Public

My Commission Expires:

ABIGAIL WOODARD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 20, 2029

IN WITNESS WHEREOF, Grantor has executed this instrument on this 24 day of March, 2026.

Anthony Spicer

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Anthony Spicer** , with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 24 day of March, 2026.

Notary Public

My Commission Expires: 7/24/28

GUY L HOEFLING
STATE OF TENNESSEE NOTARY PUBLIC
WAYNE COUNTY
MY COMMISSION EXPIRES 7-24-2028