QUITCLAIM DEED	STATE OF TENNESSEE COUNTY OF Davidson THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00 Affiant SUBSCRIBED AND SWORN TO BEFORE ME THIS 21st day of August 2026. Notary Public COMMISSION EXPIRES: 11/5/2029 (AFFIX SEAL)

Karen Johnson
Batch # 1462701
08/21/2026 11:53:34 AM
Fees: $12.00 Taxes: $0.00
20260821-0078092

Davidson County
DEEDQC
2 pgs

TESA JAMES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY:
Foundation Title & Escrow Series, LLC, 1500 Medical Center Pkwy, Suite 16, Murfreesboro, TN 37129

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILL TO:	MAP-PARCEL NO(S).:
Caleb Spearing	Caleb Spearing	101 00 0 022.00
(Name) 6621 Riverview Rd	6621 Riverview Rd	
(Address) Nashville, TN 37209	Nashville, TN 37209	

FOR GOOD AND VALUABLE CONSIDERATION, the receipt and sufficiency of which are hereby expressly acknowledged, the undersigned, **Your Mom 2, LLC, a Tennessee limited liability company**, hereinafter referred to as Grantor(s), hereby quitclaim to **Caleb Spearing, a married man** his/her/their heirs and assigns forever, all of his/her/their right, title and interest which said Grantor has in the following described real estate, situated in Davidson County, State of Tennessee, to wit

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:

Being part of Lot No. 2 on the W.E. Watkins Plan of Lots, as of record in Book 21, Page 98, Register's Office for said County, being Lot No. 5 on the unrecorded plan of the Leland J. Dugger Property, described according to a survey made by George E. Reese, July 29, 1954, as follows:

Beginning on the northerly margin of 40-foot private road at the southeast corner of the property conveyed to Fred Webb Jackson by deed from Nan Bridgewater Dugger and husband, of record in Book 2226, Page 419, said Register's Office; thence with the easterly line of said Jackson Property northwardly 248.92 feet, more or less, to low water mark of Cumberland River; thence with said low water mark, South 65 degrees East 100 feet more or less, to the northwest corner of the property conveyed to Hugh R. Fisk and wife, by deed from Nan Bridgewater Drugger and husband, of record in Book 2392, Page 357, said Register's Office, thence with the westerly line of the Fisk Property, southwardly 241.08 feet, more of less, to the northerly margin of said 40-foot private road; thence with said road north 73 1/2 degrees west 100 feet to the beginning.

"There is a 40-foot roadway running along the southerly line of the land above described, from Lot 1 to Overall Creek, and also running from the southwest corner of Lot 1 Southwestwardly to Cumberland River Road, and the parties hereto, their heirs and assigns are given the joint right to use the said 40-foot roadway in its entirety, jointly with other property owners in the subdivision, and grantees herein assume and agree to pay their proportionate part of the cost of improving and maintaining said road, as to that part of the road adjacent to the land hereby conveyed, said roadway, being wholly on the property of grantors herein."

Further being the same property conveyed to Your Mom 2, LLC, a Tennessee limited liability company from Victoria Roeske, a married woman by Quitclaim Deed dated January 29, 2026 and recorded on February 5, 2026 in Instrument No. 20260205-0008357, Register's Office for Davidson County, Tennessee.

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

IN WITNESS WHEREOF, the said has hereunto set his/her/their signature, on this, the 21st day of August, 2026.

Your Mom 2, LLC, a Tennessee limited liability company

BY: _____
Caleb Spearing, Sole and Managing Member

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for the said County and State, the within-named Caleb Spearing, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged themselves to be the Sole and Managing Member, and is authorized to execute the instrument on behalf of Your Mom 2, LLC, a Tennessee limited liability company, the within named barginor, and that as such Sole and Managing Member executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company as Sole and Managing Member.

WITNESS my hand and official seal of office, this 21st day of August 2026.

_____
Notary Public

My Commission Expires: 11/5/2029

(SEAL)

