Karen Johnson Davidson County
Batch# 1470493 DEEDQC
09/09/2026 11:36:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20260909-0083532

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 4th day of September , 2026.

Notary Public

My Commission Expires: 3/5/30

AMYAN SINDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-5-2030

Address New Owner as:	Tax Bill To:	Map / Parcel
Calvin D. Spence Yolanda M. Cunningham Tracy C. Spence Tonya L. Overton 123 Beech Forge Drive Antioch, TN 37013	**New Owner**	**163-11 0B 064.00**

This instrument prepared by: Notestine Law Firm, Attorneys at Law, 109 Kenner Avenue, Suite 201, Nashville, Tennessee 37205. Prepared from information furnished by the parties hereto without the benefit of a title examination.

For and in consideration of the sum of One Dollar ($1.00) cash in hand paid, know all persons by these presents, **Calvin D. Spence,** (hereinafter referred to as "Grantor") does hereby quitclaim and convey unto **Calvin D. Spence, Yolanda M. Cunningham, Tracy C. Spence, Tonya L. Overton, joint tenants with right of survivorship,** (hereinafter referred to as "Grantees"), their heirs and assigns, all of his interest in the following described parcel of real estate located in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 64 on the Plan of Bell Forge Village, Section IV. Second Revision of record in Plat Book 6250, Page 201, Register's Office for Davidson County, Tennessee to which plat reference is here made for a complete description thereof.

Being the same property-conveyed-to Darlene R. Spence and Calvin D. Spence by quitclaim deed from Calvin D. Spence, in instrument No. 20150807-0078703, Register's Office for Davidson County, Tennessee.

Darlene R. Spence has since passed away on 4/29/2026 , leaving Calvin D. Spence the surviving tenant by the entirety.

This improved property is commonly known as: 123 Beech Forge Drive, Antioch, TN 37013.

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

IN WITNESS WHEREOF, the Grantor has caused this Quitclaim Deed to be executed this 4th day of September , 2026.

Grantor:

Calvin D. Spence

By: Calvin D. Spence

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

Before me,the undersigned Notary Public of the state and county aforesaid, personally appeared **Calvin D. Spence** on whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, executed the foregoing instrument for the purposes therein contained.

Notary Public

My commission Expires: 3/5/30

Notary Seal:

AMY ANN SINDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-5-2030

Certificate of Authenticity

I, Robert J. Notestine, 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 September 4th 2026

AFFIANT SIGNATURE

09/04/2026
Date

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

Sworn and subscribed to me on this 4th day of September, 2026.

NOTARY'S SIGNATURE

My Commission Expires: 3/5/30

Notary's Seal:

AMYAN SINDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-5-2030