Prepared By:
Timios, Inc.

5716 Corsa Ave., Suite 102

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Phone: (877) 884-6467

After Recording Return To:
PHYLLIS D. BRUCE
2868 CREEKBEND DR
NASHVILLE, TN 37207-2726

New Owner:
Send Tax Bills To:
PHYLLIS D. BRUCE
2868 CREEKBEND DR
NASHVILLE, TN 37207-2726

Bill Garrett Davidson County
Batch# 72736 DEEDQC
03/23/2018 02:37:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20180323-0027695

QUIT CLAIM DEED

PARCEL NUMBER: 059 04 0A 136.00

THIS INDENTURE, made this 17th day of MARCH 2018, by and between PHYLLIS D. BRUCE, AN UNMARRIED WOMAN, party or parties of the first part, hereinafter collectively referred to as GRANTOR, and PHYLLIS D. BRUCE, A MARRIED WOMAN , as party or parties of the second part, hereinafter referred to as GRANTEE (the words Grantor and Grantee to include their respective heirs, successors and assigns where the context requires or permits):

WITNESSETH: For and in consideration of TEN Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described real estate, situated and being in DAVIDSON, State of Tennessee:

A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT: LAND IN DAVIDSON COUNTY, TENNESSEE BEING LOT 92 ON THE FINAL PLAT OF PHASE 4,5,6, OF BROOKVIEW SUBDIVISION, OF RECORD IN INSTRUMENT NO. 20060303-0025044, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A COMPLETE AND ACCURATE DESCRIPTION THEREOF. FOR INFORMATIONAL PURPOSES ONLY: MORE COMMONLY KNOWN AS 2868 CREEKBEND DRIVE, NASHVILLE, TN 37207; HOWEVER, BY SHOWING THIS ADDRESS, NO ADDITIONAL COVERAGE IS PROVIDED. APN: 059 04 0A 136.00 BEING THE SAME PROPERTY CONVEYED TO PHYLLIS D. BRUCE, AN UNMARRIED WOMAN BY DEED FROM CENTEX HOMES, A NEVADA GENERAL PARTNERSHIP RECORDED 05/14/2007 IN 20070514 0057476, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

TO HAVE AND TO HOLD the aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his heirs, successors and assigns in fee simple forever.

And the said party of the first part does hereby covenant with the said party of the second part that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons. The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

IN WITNESS WHEREOF: The said parties of the first part have hereunto set their hands and seal the day and year first above written.

Witness 1

PHYLLIS D. BRUCE

Witness 2

LEE MONTEZ SMITH

STATE OF TENNESSEE, COUNTY OF DAVIDSON

New Owner:

Before me, a Notary Public, in and for said State and County, duly commissioned and qualified, personally appeared Phyllis D. Bruce and Lee Montez Smith, to me known to be the person(s) described in and who executed the foregoing instrument, and acknowledged that he/she/they executed the same for the purposes therein contained.

WITNESS my hand and Notarial Seal at office this 17th day of March, 2018.

My Commission Expires: 05-08-2018

Notary Public

TUWANA J. BRYANT STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 05-08-2018

I, or we, hereby swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is, $ 10.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me this 17th day of March, 2018.

My Commission Expires: 05-08-2018

Notary Public

TUWANA J. BRYANT STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 05-08-2018

True Copy Certification

I, Suzan Tadros, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

STATE OF California

COUNTY OF Los Angeles

Personally appeared before me, Kristen A. Martinez, a Notary Public for this county and state, Suzan Tadros who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 5.29.21

KRISTEN A. MARTINEZ
Notary Public - California
Los Angeles County
Commission # 2199504
My Comm. Expires May 29, 2021