Bill Garrett Davidson County
Batch# 116532 DEEDQC
07/16/2018 08:50:07 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20180716-0068606

This instrument prepared by:
The Law Office of Ryan Trammel, PLLC
P.O. Box 683
Lebanon, TN 37088-0683

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $0.00.

Michele A. Halen
Affiant

MICHELE A. HALEN
STATE OF TENNESSEE NOTARY PUBLIC
Davidson County
COMMISSION EXPIRES: JUNE 27, 2019

Sworn to and subscribed before me this 12 day of July, 2018.

Notary Public
My commission expires:

THIS INSTRUMENT WAS PREPARED FROM INFORMATION SUPPLIED BY THE PARTIES WITHOUT COUNSEL OR ADVICE AS TO LEGAL CONSEQUENCES OR TAX RELATED MATTERS. NO TITLE EXAMINATION OR SETTLEMENT HAS BEEN PERFORMED AND THE LAW OFFICE OF RYAN TRAMMEL, PLLC, SHALL NOT BE RESPONSIBLE FOR ANY MATTER THAT COULD HAVE BEEN RESOLVED BY A TITLE EXAMINATION, SETTLEMENT OR LEGAL AND/OR TAX-RELATED COUNSEL.

Address of New Owner:	Send Tax Bills to:	Tax Information
Jeremy Bruce Erica Bruce 5639 South New Hope Road Hermitage, TN 37076	New Owner	098000143.00

QUITCLAIM DEED

For consideration, the receipt and sufficiency whereof is hereby acknowledged, the undersigned, **Robert Wayne Bruce,** hereby quitclaims and conveys to **Jeremy Bruce and wife, Erica Bruce**, , all of his right, title and interest in and to the following tract or parcel of land in **Davidson** County, Tennessee, to wit:

Land in the 12th Civil Dist. Of Davidson Co., Tn., formerly 4th Dist. being tract No. 14 of survey by John D. McCormick, Engineer of Hermitage, Tn. in Sept. 1975, and being tract or parcel #143, map 98, RODC, and more particularly described as follows:

Beginning at an iron pin in the easterly margin of So. New Hope Rd., said point being the southwest corner of tract No. 13 of said survey, owned by Ewell G. Hagar, thence No. 84° 26' East 589.33 Ft. to an iron pin; thence So. 88° 13' East 787.24 Ft. to an iron pin in the fence line, which line is the westerly margin of the Mary Gladys Hagar George property, of record Bk. 4250, page 225, RODC; thence South 5° 32' West 150 Ft. to an iron pin in said fence line; thence No. 87° 48' West 708.78 Ft. to an iron pin; thence So. 85° 37' West 562.51 Ft. to an iron pin in the easterly margin of So. New Hope Rd.; thence with said easterly margin of said Road No. 37° 08' West 160 Ft. to the point of beginning, containing 4.62 acres, more or less.

Being the same property conveyed to Robert Wayne Bruce by deed from Mary Frances Hagar Bruce of record in Instrument No. 200611300147898, said Register's Office.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

WITNESS my hand this 12 day of July, 2018.

Robert Wayne Bruce

Robert Wayne Bruce

July 12, 2018

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Robert Wayne Bruce**, with whom I am personally acquainted (or proved his identity to me on the basis of satisfactory evidence), and who acknowledged he executed the within instrument for the purposes therein contained.

Witness my hand this 12 day of July, 2018.

Notary Public

My Commission expires:

