QUITCLAIM DEED

The actual consideration or value for this transfer is $ 1,000.00 .

AFFIANT

STATE OF TENNESSEE
COUNTY OF Davidson

SWORN TO AND SUBSCRIBED before me this 12th day of APRIL, 2019

NOTARY PUBLIC
My Commission Expires: 3-8-2021

Karen Johnson Davidson County
Batch# 237829 DEEDQC
06/03/2019 03:21:26 PM 3 pgs
Fees: $18.00 Taxes: $3.70

20190603-0052729

This space for Register of Deeds

This instrument was prepared by: Johnny Ellis, Attorney, 3844 Old Hickory Blvd; Old Hickory, TN. 37138 (615)847-2000

ADDRESS NEW OWNER(S)	SEND TAX BILLS TO:	MAP / PARCEL NO.
JACK WAYNE BRUMIT, II 8655 Old Charlotte Pike Pegram, Tennessee 37143	New Owner	112 00 0 / 056.00

FOR AND IN CONSIDERATION of the sum of TEN and No/100 ($10.00) Dollars, cash in hand paid by JACK WAYNE BRUMIT, II, and other good and valuable consideration, the receipt of which is hereby acknowledged,

I, **GLORIA J. HALL**, formerly known as GLORIA J. BRUMIT, un-married, the GRANTOR herein, by these presents do transfer, QuitClaim and convey all my right title and interest, equitable and otherwise, unto:

JACK WAYNE BRUMIT II, a married man, the GRANTEE herein, his heirs and assigns, in a certain tract or parcel of land located in **Davidson** County, State of Tennessee, described as follows:

See attached Legal Description, Exhibit "A"

The above description is the same as in the previous deed of record.

The property conveyed herein is transferred subject to such easements, limitations, encumbrances and restrictions of record in the Register's Office for Davidson County, TN, and otherwise, as may affect the property, including the following:

Real Property Taxes for the year 2019, Deed of Trust of Record at Instrument #20181011-0100727, R.O.D.C., TN.

This is improved property known as: 8655 Old Charlotte Pike, Pegram, TN 37143.

Witness my hand this 10 day of APRIL, 2019.

Gloria J. Hall
GLORIA J. HALL

STATE OF FLORIDA }
COUNTY OF Polk }

Personally appeared before me, Alexandra Vazquez, a Notary Public in and for said County and State, the within named GLORIA J. HALL the bargainor(s), with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument, for the purposes therein contained.

Witness my hand and official seal at Lakeland, Florida this 10 day of APRIL, 2019.

NOTARY PUBLIC

My Commission Expires: 6/29/2021

ALEXANDRA VAZQUEZ
Notary Public - State of Florida
Commission # GG 120312
My Comm. Expires Jun 29, 2021

****

This Instrument was Prepared by:

Leroy Johnston Ellis IV
Attorney at Law

3844 Old Hickory Blvd.
Old Hickory Tennessee 37138
(615) 847-2000

www.ljelaw.com

LEGAL DESCRIPTION
Exhibit "A"

Being a tract of land in the 23rd Councilmanic District of Davidson County, Tennessee, and located in the South Margin of Old Charlotte Pike, West of Manning Hollow road and being more particularly described according to an unrecorded survey by Jesse E. Walker, RLS, PE, P.O. Box 210456, Nashville, TN. 37221-0456, dated December 12, 1995, as follows:

BEGINNING on a PK in the centerline of Old Charlotte Pike, Said PK being North 37° 21' 28" East 407.45 feet, more or less, from an iron pin at the corner of Parcels 54 and 94 as shown on Davidson County Tax Map 112, and as evidenced in Book 5332, page 785, and Book 6897, page 641, in the Register's Office for Davidson County, Tennessee, (R.O.D.C.), and said PK being the Southwest corner of the herein described tract, said herein described tract belonging to Hedge as evidenced in Book 8690, page 839, R.O.D.C., thence leaving said PK and departing from the centerline of Old Charlotte Pike North 40° 02' 13" East a distance of 198.00 feet to a PK in a parking lot, said PK being the Northwest corner of the herein described tract; thence leaving aid PK and along the Northeast line of the herein described tract, said line being the Southwest line of the property of Brumit as evidenced in Book 8451, page 401, R.O.D.C., South 56° 39' 11" East a distance of 329.15 feet to an iron pin, said pin being the Northeast corner of the herein described tract; thence leaving said iron pin and along the Southeast line of the herein described tract, said line being the Northwest line of the property of Brumit as evidenced in Book 8451, page 397, R.O.D.C., South 38° 55' 05" West a distance of 198.00 feet to an iron pin, said pin being the Southwest corner of the herein described tract, said pin being the Southeast corner of the Charlotte road Church of Christ property as evidenced in Book 3994,page 738, R.O.D.C.; thence leaving said pin and along the Southwest line of the herein described tract, said line being the Northeast line of the Church of Christ Property, North 56° 34' 55" West a distance of 333.00 feet to a PK in the centerline of Old Charlotte Pike, the point of Beginning.

Being all the same property conveyed to Jack W. Brumit, unmarried, by deed from June Hedge and husband Harold Hedge of record in Book 10618, page 283, Register's Office for Davidson County, Tennessee, and being all the same property conveyed to Jack W. Brumit and wife, Gloria J. Brumit by deed creating a tenancy by the entireties dated 09/ 12 /2011, and erroneously of record in Record Book 390, page 196, Register's Office for ***Cheatham*** County, Tennessee, a certified copy of said Cheatham County Instrument being of record as Instrument #20190603 0052727, Register's Office for Davidson County, Tennessee.

Jack W. Brumit and Gloria J. Brumit having been divorced by Order of the Circuit Court for Washington County, Tennessee, case #37344, and no provision for this property having been made in the final decree, resulting in a tenancy in common between Jack W. Brumit and, Gloria J. Hall, (formerly Gloria J. Brumit). Subsequently, Jack W. Brumit, a/k/a Jackie Wayne Brumit, having died, testate, in Washington County, Tennessee on 12/ 07 /2018, Washington Co. Chancery Court Probate Case #19-PR-0078, devising this property to his only child, Jack W. Brumit, II.