Record and Return Mail To:
This Instrument Prepared By:
RUSS COOK AND ASSOCIATES, P.C.
Attorneys at Law
5141 Virginia Way, Suite 220
Brentwood, Tennessee 37027
(615) 370-2444

Prepared from Information
supplied by the parties

Karen Johnson Davidson County
Batch# 415255 DEEDQC
06/16/2020 08:37:05 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20200616-0061602

NO CONSIDERATION
NO TITLE SEARCH
QUITCLAIM DEED

Address of New Owner:
Jessie Louise Bruce, Trustee
Jessie Louise Bruce Revocable Living Trust
5020 Kincannon Drive
Nashville, TN 37220

Send Tax Bills To:
New Owner

Map and Parcel No.
14713001100

FOR AND IN CONSIDERATION of One Dollar ($1.00), cash in hand paid, receipt of which is hereby acknowledged and other good and valuable consideration, **Louise Bruce**, ("Grantor") this day has bargained and sold, and hereby quitclaims, conveys and transfers unto **Jessie Louise Bruce, Trustee, Jessie Louise Bruce Revocable Living Trust Agreement dated June 2, 2020** ("Grantee"), all of her interest in and to a certain tract of land in Davidson County, Tennessee, described more fully as follows:

Being Lot No. 1028 on the Plan of Brentwood Hall, Section XIV, as of record in Book 2663, Page 129, Register's Office for said County.

Said Lot No. 1028 fronts 79 feet on the northeasterly side of Kincannon Drive and runs back 218.8 feet on the northwesterly line and 212.8 feet on the southeasterly line, to a dead line in the rear on which it measures 140 feet.

Being the same property conveyed to **Buren M. Bruce and wife, Louise Bruce**, by deed from **Gene W. Hardy and wife, Isolde E. Hardy**, of record in Book 3370, page 155, Register's Office for Davidson County. **Buren M. Bruce** died on February 27, 2016, resulting in the real property vesting in **Louise Bruce**.

This conveyance is made subject to a life estate granted from **Buren M. Bruce and wife, Louise Bruce**, by Deed For Life of Grantee, dated September 27, 1962, to **Bessie V. Millner**, recorded in Book 3435, Page 385, Register's Office of Davidson County, Tennessee. Included in the above described property, but expressly excluded from the life estate is that portion of the property that serves the apartment known as 5020-A Kincannon Drive, Nashville, Tennessee, and being the same apartment in which the said parties of the first part now reside.

This conveyance is made subject to restrictions of record in Book 1788, Page 143, Book 2396, Page 523, Book 2905, Page 287, all in the Register's Office for Davidson County, Tennessee, and subject to an indebtedness as evidenced by a Deed of Trust of record in Book 3268, Page 359, Register's Office, Davidson County, Tennessee.

Louise Bruce and **Jessie Louise Bruce** are one and the same person.

This is improved property known as: **5020 Kincannon Drive, Nashville, TN 37220**.

(Legal description from prior deed of record).

IN WITNESS WHEREOF, the Grantor hereby affixes her signature on this the 2nd day of June 2020.

Louise Bruce
Louise Bruce

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, the within named **Louise Bruce**, with whom I am personally acquainted, and who acknowledged, upon oath, that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 2nd day of June 2020.

Notary Public

RUSSELL T. COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires:
9/16/2023

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration for this transfer is Zero Dollars ($0).

Louise Bruce
Affiant

Sworn to and subscribed to before me, this the 2nd day of June 2020.

Notary Public

My Commission Expires:
9/16/2023

RUSSELL T. COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY