Karen Johnson Davidson County
Batch# 429095 DEEDQC
07/01/2020 08:05:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20200701-0070955

This Instrument prepared by:
J. Wayne Hadden
1111 Bay Avenue, Third Floor
Columbus, GA 31901

QUIT CLAIM DEED

THIS INDENTURE, made between James F. Bruce, Jr., whose mailing address is 848 Rainwater Trail, Tiger, GA 30576, (hereinafter referred to as "Grantor") and Jaime E. Bruce, whose mailing address is 2006 Sweetbriar Avenue, Nashville, Tennessee 37212, (hereinafter referred to as "Grantee"):

WITNESSETH:

The Grantor, for the purpose of making a gift, and for and in consideration of his love and affection for his daughter, who is the Grantee, and other valuable consideration, receipt whereof is hereby acknowledged, by these presents hereby grants, bargains, sells, quitclaims, releases and conveys unto the Grantee a twenty-two and one half percent (22.5%) undivided interest in and to a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Being Lot No. 5 and 27-F on the Map of the Resubdivision of T. W. Crutcher & Co's Subdivision of the Jacob Hostettler's Subdivision of the Bain Tract, of record in Book 843, Page 71, Register's Office for said County.

Said Lots front 60 feet on the Northerly side of Sweetbriar Avenue and run back between lines, 251 feet 10 inches on the Westerly line and 252 feet 8 inches on the Easterly line, to a dead line in the rear on which they measure 60 feet.

Being the same property conveyed to William R. Cook and wife, Angela D. Cook, as tenants by the entirety by Warranty Deed from David A. Fleming, Jeffrey Daryl Troxel, Peggy C. Drane and Robert Gregg Troxel, recorded on the 14th day of August, 2003 in Instrument No. 20030814-0117354, in the Register's Office of Davidson County, Tennessee.

Being the same property conveyed to James F. Bruce, Jr., as Grantee by the entirety by Warranty Deed from William R. Cook and wife, Angela D. Cook, recorded on the 28th day of August, 2015 in Instrument No. 20150825-0085689, in the Register's Office of Davidson County, Tennessee.

IN TESTIMONY WHEREOF I have hereunto set my hand and seal as of the 20 day of MAY, 2020,

James F. Bruce, Jr. (SEAL)

STATE OF GEORGIA
COUNTY OF RABUN

Before me, the undersigned Notary Public in and for the County and State aforesaid, personally appeared James F. Bruce, Jr., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged to be person within named and that he executed the foregoing instrument for the purpose therein contained.

Witness my hand and seal this 20 day of May, 2020.

Notary Public
My commission expires: 01-10-2023

WILLIAM C. SHARPTON NOTARY PUBLIC RABUN COUNTY, GEORGIA My Commission Expires 01/10/2023

THIS DEED IS MADE WITHOUT ANY TITLE SEARCH AND THE SCRIVENER DISCLAIMS ANY REPRESENTATION PERTAINING TO THE TITLE OF THE PROPERTY. THE SCRIVENER IS ALSO RELYING ON A LEGAL DESCRIPTION PROVIDED BY THE GRANTOR

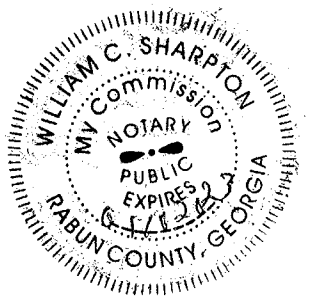
I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer is $0.00.

Affiant

STATE OF GEORGIA
COUNTY OF RABUN

Subscribed and sworn before me this the 20 day of MAY, 2020.

Notary Public
My commission expires:
01-10-2023



The following information is not a part of this Deed:

Property Address:
2006 Sweetbriar Avenue
Nashville, Tennessee 37212

Owner's Name and Address: James F. Bruce, Jr.
848 Rainwater Trail
Tiger, GA 30576

Parcel Number: 104-15-438.00
Mail Tax Bills to: James F. Bruce, Jr.
848 Rainwater Trail
Tiger, GA 30576

True Copy Certification

I, Wayne Hadden, 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.

Wayne Hadden

State of Georgia
County of Muscogee

Personally appeared before me, Leslie S. Accordino, a notary public for this county and state, Wayne Hadden, 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: 3/4/2021
Notary' Seal (if on paper)