Prepared by:
615 Title, LLC
807 Bradford Ave
Nashville, TN 37204

Karen Johnson Davidson County
Batch# 493666 DEEDQC
10/12/2020 08:25:30 AM 4 pgs
Fees: $23.00 Taxes: $133.20
20201012-0117944

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Coffee

The actual consideration or value, whichever is greater, for this transfer is ~~$36,000.00~~

Affiant

Subscribed and sworn to before me this 8th day of October, 2020.

Notary Public
My commission expires: 7/18/21

SARA KNOWLES
STATE OF TENNESSEE NOTARY PUBLIC
BEDFORD COUNTY

Address of New Owner:	Send Tax Bills to:	Tax Information:
Rosanna Bruce		
248 Wallace Road	NEW OWNER	148-1- 130.00
Nashville, TN 37211		

QUITCLAIM DEED

For consideration, the receipt and sufficiency whereof is hereby acknowledged, the undersigned, **Angela Deal and Christy Buchanan,** hereinafter referred to as Grantor(s), by these presents, quitclaim and convey all of his/her/their right, title and interest unto **Rosanna Bruce, unmarried,** hereinafter referred to as the Grantee(s), in and to the following tract or parcel of land, to-wit:

Being Lot No. 249 on the Plan of Hillbrook Section IV, of record in Book 3842, Page 7, further described as follows:

Beginning at a point in the north margin of Wallace Road, at the corner of Lots 248 and 249; thence with the line between said lots, northerly 100 feet to a point; thence easterly 120.20 feet to a point in the west margin of an unnamed 50 foot street; thence with the margin of the same, southerly 75 feet to the beginning of a curve; thence around said curve, southwesterly 39.27 feet to the margin of Wallace Road; thence with the margin of the same, westerly 95.20 feet to the point of beginning.

Being the same property conveyed to George Phillip Bruce by Quitclaim Deed from George Phillip Bruce and wife, Eleanor F. Bruce, dated June 9, 1989 and of record in Book 7862, page 490 in the Register's Office of Davidson County, Tennessee. The said George Phillip Bruce having since died intestate on March 25, 2007, leaving said property solely vested in his surviving spouse, Rosanna Bruce, and two surviving children, Angela Deal and Christy Buchanan. See affidavit of heirship filed in Instrument No. 20191017-0106256, in the Register's Office of Davidson County, Tennessee.

This property is neither the principal residence of the Grantors, their spouses, nor any of their dependents.

This conveyance is subject to any and all restrictions and easements of record.

This is improved property located at 248 Wallace Road, Nashville, TN 37211.

Witness my/our hands this 8 day of October, 2020.

Angela Deal

Angela Deal

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 **Angela Deal**, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that the within instrument was executed for the purposes herein contained

Witness my hand and official seal at Fairview, Tennessee, this 8 day of October, 2020.

Tammy A Green

Notary Public

My Commission Expires: 9-5-21



Christy Buchanan
Christy Buchanan

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 **Christy Buchanan**, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that the within instrument was executed for the purposes herein contained

Witness my hand and official seal at Franklin, Tennessee, this 8th day of October, 2020.

TRENA WOODS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES JUNE 10, 2023

Trena Woods
Notary Public

My Commission Expires: 6-10-2023

THIS DEED HAS BEEN PREPARED FROM INFORMATION SUPPLIED BY THE PARTIES. NO INDEPENDENT TITLE EVALUATION HAS BEEN MADE, AND NO AFFIRMATIONS REGARDING THE STATUS OF TITLE IS MADE.

True Copy Certification

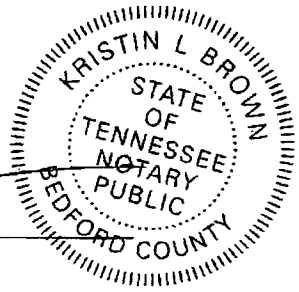
I, Jack E. Gritton II, do hereby make oath that I am a licensed attorney and/ or the custodian of the electronic version of the attached document tendered for registration herewith and that is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TENNESSEE

County of RUTHERFORD

Personally appeared before me Kristin L. Brown, a notary public for this county and state, Jack E. Gritton II 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: 3-5-23