Karen Johnson Davidson County
Batch# 601669 DEEDQC
03/29/2021 09:25:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20210329-0040568

Prepared By and Return to:
Regal Title, LLC
316 W Main St
Murfreesboro, TN 37130

State of Tennessee
County of Davidson
The actual consideration or value, whichever is greater, for this transfer is $0.00.

Affiant

File Number: 21030233

MELANIE HARPER STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

Subscribed and sworn to before me, this 20 day of March, 2021.

Notary Public
My Commission Expires: 9/19/22

Quit Claim Deed

Address of New Owner(s):	Send Tax Bills To:	Map/Parcel Number:
Bruce Trust	Same	076-09-0A-012.00-C
828 Chandler Grove		
Hermitage, TN 37076		

THIS INDENTURE, made and entered into as this 20th day of March, 2021, by and between **James Daniel Bruce, an unmarried man**, as party or parties of the first part, and **Bruce Trust dated July 29, 2015** as party or parties of the second part.

WITNESSETH: That for and in consideration of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, the party of the first part does hereby bargain, sell, release, remise, quit claim and convey unto the party of the second part, all right, title and interest in and to the following described real estate, situated in the City of Hermitage, County of Davidson, State of Tennessee and being more particularly described as follows: to-wit:

Land in Davidson County, Tennessee, being Lot No. 12 on the Final Plat of Chandler Grove, a Planned Unit Development, as of record in Book 7900, page 96 and amended in Book 7900, page 802, and Surveyor's Certificate of Correction in Book 9942, page 837, Register's Office of Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to James Daniel Bruce, an unmarried man, by Warranty Deed from Melissa A. Miller, married (fka Melissa A. Venable), dated January 13, 2017 and recorded on January 18, 2017 as Instrument No. 20170118-0005310, Register's Office of Davidson County, Tennessee.

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.

This property is improved property known as 828 Chandler Grove, Hermitage, TN 37076.

WITNESS my hand this 20TH day of March, 2021.

James Daniel Bruce

James Daniel Bruce

State of California
County of VENTURA

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named James Daniel Bruce with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that (s)he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Murfreesboro, TN, this 20TH day of March, 2021.

Notary Public at Large

My Commission Expires: MAY 27TH, 2022

AZURE LABBE
COMM. # 2244141
NOTARY PUBLIC-CALIFORNIA
VENTURA COUNTY
My Commission Expires MAY 27, 2022

True Copy Certification

I, Melanie Harper, 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.

Signature

State of Tennessee

County of Rutherford

Personally appeared before me, Shannon Gilbert, a notary public for this county and state, Melanie Harper who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Shannon Gilbert

Notary's Signature

My Commission Expires: 8/19/2023

SHANNON GILBERT
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY