Prepared by:
L. Broner McCoy
Attorney at Law
102 North Main Street
Ashland City, TN 37015
File No. 21050068

KARA J. KRANTZ
STATE OF TENNESSEE
NOTARY PUBLIC
CHEATHAM COUNTY

STATE OF TENNESSEE
COUNTY OF Cheatham

THE ACTUAL CONSIDERATION, FOR THIS TRANSFER IS $ -0-

Lora J. Demonbreun
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 27th DAY OF May, 2021.

Kara Krantz
NOTARY PUBLIC

My Commission expires: 2-5-2025

Address of New Owner	Send Tax Bills To:	Tax Information:
Lora J. Demonbreun	Same	055-00-0-073.00 and
4166 Bull Run Road		055-00-0-065.00
Ashland City, TN 37015		**TO BE COMBINED**

QUITCLAIM DEED

For and in consideration of the sum of TEN AND NO/100 DOLLARS ($10.00) cash in hand paid, and other good and valuable consideration, I, **Lora J. Demonbreun,** do hereby quitclaim and convey unto **L. Broner McCoy, Trustee**, the following described real property, for the express purpose reconveying same to **Lora J. Demonbreun,** referred to as Grantee, the same real property as one (1) combined taxable parcel of land.

Land in the 13th Civil District of Davidson County, Tennessee, being Tract Nos. 5 and 6 on the A. Turner, Trustee property, not of record, located on Bull Run Road and described according to a survey by Richardson-Morris, Co., Surveyors, dated November 7, 1972, as follows:

Tract No. 5: Beginning at a point in the westerly margin of Bull Run Road, 280 feet south of the southeast corner of the Mildred E. Cantrell property; thence North 53 degrees 20' West 1400 feet; thence South 21 degrees 40' West 190 feet; thence South 53 degrees 20' East 1400 feet to a point in the westerly margin of Bull Run Road; thence northerly along the westerly margin of said Bull Run Road, 190 feet to the point of beginning and containing 5.89 acres, more or less.

Tract No. 6: Beginning at a point in the westerly margin of Bull Run Road, 190 feet south of the southeast corner of the Mildred E. Cantrell property; thence North 53 degrees 20' West 1400 feet; thence South 21 degrees 40' West 190 feet; thence South 53 degrees 20' East 1400 feet to a point in the westerly margin of Bull Run Road; thence northerly along the westerly margin of said Bull Run Road, 190 feet to the point of beginning and containing 5.89 acres, more or less.

Being the same property conveyed to Billy D. Demonbreun and wife, Lora J. Demonbreun, by Warranty Deed from Thomas L. Hanks and wife, Tobye Sue Hanks, dated 03/03/1983 and recorded on 03/11/1983 at Book 6019, Page 275, Register's Office for Davidson County, Tennessee. Billy D. Demonbreun having since died on or about 02/19/1996 leaving Lora J. Demonbreun the surviving tenant by the entirety.

This is property generally located:
4166 Bull Run Road and 4170 Bull Run Road, Ashland City, TN 37015

AND NOW I, **L. Broner McCoy**, Trustee, does hereby transfer and convey the hereinabove described property unto **Lora J. Demonbreun**.

This property is conveyed subject to such encumbrances, easements and restrictions as may affect the premises.

Karen Johnson Davidson County
Batch# 646015 DEEDQC
05/28/2021 02:13:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20210528-0072512

IN WITNESS WHEREOF, **Lora J. Demonbreun,** has caused this instrument to be executed, this the 27th day of May, 2021.

Lora J. Demonbreun

STATE OF Tennessee
COUNTY OF ~~Davidson~~ Cheatham (KK)

Before me, the undersigned, a Notary Public in and for said State and County, personally appeared, **Lora J. Demonbreun,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, acknowledged that he/she/they executed the within instrument for the purposes therein contained.

This the 27th day of May, 2021.

KARA J. KRANTZ
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY

NOTARY PUBLIC
My Commission expires: 2-5-2025

IN WITNESS WHEREOF, **L. Broner McCoy, Trustee,** has caused this instrument to be executed, this the 27th day of May, 2021.

L. Broner McCoy, Trustee

STATE OF Tennessee
COUNTY OF Cheatham

Before me, the undersigned, a Notary Public in and for said State and County, personally appeared, **L. Broner McCoy, Trustee,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, acknowledged that he executed the within instrument for the purposes therein contained.

This the 27th day of May, 2021.

KARA J. KRANTZ
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY

NOTARY PUBLIC
My Commission expires: 2-5-2025

True Copy Certification

As required under T.C.A §66-24-101(d) et seq.

I, L. Broner McCoy, 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 Cheatham

Personally appeared before me, Kara J. Krantz, a notary public for this county and state, **L. Broner McCoy**, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

This the 27th day of May, 2021.

Notary's Signature

My Commission Expires: 2-5-2025

KARA J. KRANTZ
STATE OF TENNESSEE
NOTARY PUBLIC
CHEATHAM COUNTY