This Instrument Prepared By and
When Recorded Please Return to:

John C. Bobbitt
101 Springhouse Ct., Suite 202
Hendersonville, TN 37075

Karen Johnson Davidson County
Batch# 859066 DEEDQC
05/19/2022 11:37:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20220519-0058082

QUITCLAIM DEED

Address of New Owner:	Send Tax Bills To:	Map & Parcel:
Bruce C. Bracy and Sayumporn Bracy 7044 Huffman Rd. Goodlettsville, TN 37072	NEW OWNER	128-13-0A-222.00

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Bruce C. Bracy** "the Grantor," conveys and quitclaims unto **Bruce C. Bracy and Sayumporn Bracy, husband and wife** "the Grantees," the following described real estate in Davidson County, Tennessee:

A CERTAIN CONDOMINIUM UNIT in Davidson County, Tennessee, described as follows: Unit 222, in a Horizontal Property Regime as shown on the condominium site plan of Westfield Condominiums (formerly the Hamlet), as of record in Plat Book 6250, Page 590 and revised in Plat Book 6250, Page 748, Register's Office for Davidson County, Tennessee.

THE PREMISES herein is a condominium apartment established pursuant to the provisions of the Tennessee "Horizontal Property Act" as set out in Section 66-27-101 et seq. of the Tennessee Code Annotated and is subject to the provisions and requirements thereof; to the By-Laws for the administration thereof; to easements, rights and interests in favor of the other unit owners and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through, or upon the land embracing the regime and covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed Establishing a Horizontal Property Regime of Westfield Condominiums (formerly the Hamlet), as of record in Book 6678, Page 771; amended in Book 6736, Page 110; Book 6801, Page 962; Book 6831, Page 982; and Book 7271, Page 256, said Register's Office.

BEING the same property conveyed to Bruce C. Bracy, unmarried, by Warranty Deed from Joseph P. Lucas, Trustee and his successors in trust of The Joseph P. Lucas Revocable Living Trust, dated September 27, 2006, and recorded on September 28, 2006 in Instrument No. 20060928-0120347, in the Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to all provisions of the Tennessee "Horizontal Property Act" as the same is set out in Section 66-27-101 et seq. of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof; and is subject to the By-Laws for the administration thereof; also subject to easements, rights and interest in favor of other unit owners and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon; and also including without limitations all conditions, covenants, restrictions, options, burdens, assessments, and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Westfield Condominiums, of record aforementioned, said Register's Office; easements and setback lines as set forth

on the above plan of record; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been prorated as of the date of closing and assumed by the Grantees herein.

GRANTOR, BY EXECUTION OF THIS QUITCLAIM DEED, AND GRANTEE, BY ACCEPTANCE OF AND/OR FILING OF THIS QUITCLAIM DEED, HEREBY ACKNOWLEDGE THAT THIS DEED WAS PREPARED FROM INFORMATION FURNISHED BY THE PARTIES INVOLVED, AND PREPARER MAKES NO REPRESENTATION AS TO THE STATUS OF TITLE OR ACCURACY OF THE LEGAL DESCRIPTION HEREIN AND THAT NO TITLE INSURANCE IS BEING PROVIDED.

IN WITNESS WHEREOF, Grantor has executed this Quitclaim Deed on the 12 day of May, 2022.

(SEAL)
Bruce C. Bracy

STATE OF TENNESSEE)
)
COUNTY OF Sumner)

Personally appeared before me, a Notary Public in and for said State and County, Bruce C. Bracy, the within named Grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal this 12 day of May, 2022.

JOHN BOBBITT STATE OF TENNESSEE NOTARY PUBLIC ROBERTSON COUNTY

Notary Public
My commission expires: 10/23/23

STATE OF TENNESSEE
COUNTY OF Sumner

The actual consideration or value whichever is greater, for this transfer is $ 0.00.

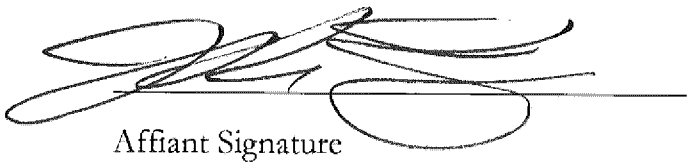
Chasity Petty
(Affiant)

Notary Public My commission expires: 10/23/23

JOHN BOBBITT STATE OF TENNESSEE NOTARY PUBLIC ROBERTSON COUNTY

Certificate of Authenticity

I, Joshua A. Terry, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 5/12/2022.



Affiant Signature

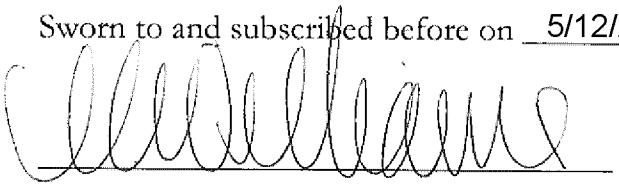
5/12/2022

Date

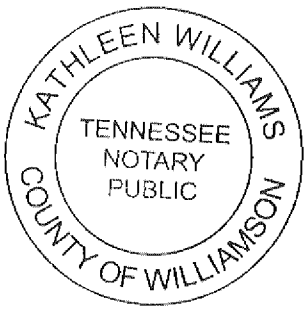
State of Tennessee

County of Williamson

Sworn to and subscribed before on 5/12/2022.



Notary Public



My Commission Expires: 5.23.23