This Instrument Prepared by:
JACOB T. THORINGTON
109 Jennings Street
Franklin, TN 37064

Karen Johnson Davidson County
Batch# 862668 **DEEDQC**
05/25/2022 01:07:24 PM 2 pgs
Fees: $12.00 Taxes: $0.00

20220525-0060789

The actual consideration or value whichever is greater for this transfer is $ -0- .

AFFIANT

STATE OF TENNESSEE

COUNTY OF Davidson

Sworn to and subscribed before me

this 12th day of May, 2022.

NOTARY PUBLIC

My Commission Expires: May 09, 2023

JAMEY RYAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

QUITCLAIM DEED

ADDRESS OF NEW OWNER:	**SEND TAX BILLS TO:**	**MAP & PARCEL NO.**
Elizabeth Bruns 121 Clydelan Court Nashville, TN 37205	SAME	130-09-0-089.00

FOR AND IN CONSIDERATION of a Final Decree of Divorce entered in the Third Circuit Court for Davidson County, Tennessee, I, Robert Bruns, by these presents do hereby quitclaim and convey unto Elizabeth Bruns, to her heirs, successors and assigns, all my right, title and interest in and to a certain tract or parcel of land in Davidson County, Tennessee as follows:

BEING Lot No. 3 on the Plan of Anderson Court Subdivision of record in Plat Book 2083, Page 28, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

BEING the same property conveyed to Elizabeth Bruns and Robert Bruns, Wife and Husband, by Warranty Deed from Brock D. Foster and Ashely S. Foster, Husband and Wife, of record in instrument no. 20190906-0090315, dated the 5th of September 2019, and recorded on September 6, 2019, in the Register's Office of Davidson County, Tennessee. The said Elizabeth Bruns and Robert Bruns, having since been divorced by Final Decree of Divorce Docket No. 21D-679 and this conveyance is a further division of the marital estate pursuant to the terms of the Marital Dissolution Agreement.

THIS is improved property known as 121 Clydelan Court Nashville, Tennessee 37205

THE SAID Robert Bruns and Robert John Bruns being one in the same person.

THE SAID Elizabeth Bruns and Elizabeth Borchers Bruns being one in the same person.

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

THIS INSTRUMENT WAS PREPARED WITH INFORMATION FURNISHED BY THE GRANTEE HEREIN. THERE HAS BEEN NO TITLE SEARCH TO DETERMINE OWNERSHIP OR STATUS OF TITLE.

Witness my hand this 9 day of May, 2022.

ROBERT JOHN BRUNS

STATE OF TENNESSEE

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named bargainor, with whom I am personally acquainted, or proved to me based upon satisfactory information, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 9 day of May, 2022.

NOTARY PUBLIC

My Commission Expires: 7.29.24

JENNIFER A. BOYCE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY