Karen Johnson Davidson County
Batch# 862668 DEEDQC
05/25/2022 01:07:24 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20220525-0060790

QUITCLAIM DEED

FROM: Elizabeth Borchers Bruns

TO: Robert John Bruns

This instrument was prepared by:
Marissa Moses Russ, Esq.
Ansley Owens Tillett, Esq.
GSRM, PLLC
205 23rd Avenue North
Nashville, Tennessee 37203

ADDRESS NEW OWNER:
Robert John Bruns
5 Carriage Hill
Nashville, Tennessee 37205

SEND TAX BILLS TO:
Robert John Bruns

MAP-PARCEL NO.
116 14 0 005 00

AFFIDAVIT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The undersigned, after being first duly sworn according to law, does make oath and affirm that this Quitclaim Deed was executed and delivered in accordance with the terms of a Marital Dissolution Agreement in that certain case styled ELIZABETH BORCHERS BRUNS v. ROBERT JOHN BRUNS, Third Circuit Court for Davidson County, Tennessee, Docket No. 21D-679 and that there was no consideration given for the transfer.

ROBERT JOHN BRUNS, Grantee

Sworn to and subscribed before me, this the 9 day of May, 2022.

NOTARY PUBLIC
My Commission Expires: 7.29.24

JENNIFER A. BOYCE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

This transaction is exempt from tax pursuant to T.C.A. §67-4-409(E), and in accordance with the terms and conditions of the Marital Dissolution Agreement in that certain case in the Third Circuit Court for Davidson County, Tennessee, **Elizabeth Borchers Bruns** has bargained and sold, and by these presents does quitclaim unto the said **Robert John Bruns**, his heirs, successors and assigns, all of **Elizabeth Borchers Bruns'** right, title and interest in and to certain tracts or parcels of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being the Easterly part of Lot No. 6 on the Map of Bransford Realty Company and Johnson Bransford's Subdivision of a 40 acre tract and Lot No. 27 and 28 of Deer Park, of record in Book 421, Page 467, Register's Office for said County.

Said part of Lot No. 6 fronts 100 feet on the southerly side of Bellevue Drive North, and runs back between lines, 265-1/2 feet on the easterly line and 240 feet more or less on the westerly line, to a dead line in the rear on which it measures 94.8 feet.

Being the same property conveyed to Benjamin H. Hill and Evelyn McKinney Hill, husband and wife by Deed dated December 21, 2015 from Jean L. Knox, an unmarried woman, recorded December 22, 2015, in Instrument Number 20151222-0128327 in the Register's Office for Davidson County, Tennessee and Deed of Correction of record in Instrument No. 20170405-0033346 dated April 4, 2017 and recorded April 5, 2017 in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Robert J. Bruns and Elizabeth B. Bruns, husband and wife, by Deed dated August 26, 2019 from Benjamin H. Hill and Evelyn McKinney Hill, husband and wife, recorded August 27, 2019, in Instrument Number 20190827-0086101 in the Register's Office for Davidson County, Tennessee

This conveyance is subject to all matters shown on any applicable recorded plan, all applicable easements, setback lines, and restrictions of record; and any encroachment, encumbrance, violation, variation or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land and not shown by the Public Records.

This is improved property, known as 5 Carriage Hill, Nashville, Tennessee 37205.

WITNESS my hand, this 12 day of May, 2022.

ELIZABETH BORCHERS BRUNS, Grantor

STATE OF TENNESSEE
COUNTY DAVIDSON

Personally, appeared before me, Jamey Ryan (Notary Public), the within named Elizabeth Borchers Bruns, the Grantor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that Elizabeth Borchers Bruns, executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville (City), Tennessee (State), on this the 12th day of May, 2022.

Jamey Ryan
NOTARY PUBLIC
My Commission Expires: May 09, 2023

JAMEY RYAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Disclaimer

This instrument was prepared from information supplied by the parties. No title examination or settlement has been performed. Preparer of this document makes no warranties as to title on the property herein conveyed. This Quitclaim Deed was prepared from information furnished to preparer and preparer makes no warranties as to the accuracy of information furnished.