Karen Johnson Davidson County
Batch# 885300 DEEDQC
07/07/2022 09:56:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20220707-0078270

This instrument was prepared solely from information provided by and at the direction of the parties to the transaction and without the benefit of an independent title examination.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Map: 075
Group: 07
Parcel: 151.00

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

Grace M. Smith
Affiant

MICHAEL SHRIEVE
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Subscribed and sworn to before me this the 30 day of June, 2022.

My Commission Expires: 12 July 2022

Notary Public

THIS INSTRUMENT PREPARED BY: ORTALE KELLEY LAW FIRM
330 COMMERCE STREET, SUITE 110, NASHVILLE, TENNESSEE 37201

ADDRESS OF NEW OWNER(S):			SEND TAX BILLS TO:		
Jennifer A. Bruner			"NEW OWNER"		
(Name)			(Name)		
2128 Amanda Meadow Court					
(Street Address)			(Street Address)		
Hermitage	TN	37076			
(City)	(State)	(Zip Code)	(City)	(State)	(Zip Code)

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00), and other good and valuable consideration, the receipt of which is hereby acknowledged, that **Grace M. Smith, unmarried,** hereinafter called the **"Grantor"**, does hereby quitclaim all of her right, title and interest to **Jennifer A. Bruner, married**, hereinafter called the **"Grantee",** her successors, heirs and or assigns, in and to that certain tract or parcel of land in Davidson County, Tennessee, to-wit:

BEING Lot No. 214 on the Plat of Highlands of Tulip Grove, Section 3, Of record in Book 4675, Page 140, Register's Office for Davidson County, Tennessee.

BEING, the same property conveyed to Robert N. Smith and wife, Grace M. Smith, as tenants by the entirety, by deed from Robert N. Smith and wife, Donna L. Smith to David R. Kennedy, Trustee, (the said Donna L. Smith having passed away on October 20, 1990), and then from David R. Kennedy, Trustee, to Robert N. Smith and wife, Grace M. Smith, of record in Book 8312, Page 716, Register's Office for Davidson County, Tennessee. The said Robert N. Smith have since passed away, The property being vested in the name of Grace M. Smith.

Being improved property known as:
617 Netherlands Drive
Hermitage, Tennessee 37076

Said property is conveyed subject to all liens of record, restrictions, easements, all zoning regulations, building restrictions, setback lines and agreements of the parties, their successors and assigns and other such limitations, restrictions, and encumbrances as may affect the premises.

IN WITNESS HEREOF, I have hereunto set my hand on this the 30 day of JUNE, 2022.

Grace M. Smith

GRACE M. SMITH

MICHAEL SHRIEVE
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

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, **Grace M. Smith**, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Hermitage, Tennessee, this 30 day of June, 2022.

My Commission Expires: 12 July 2022

Notary Public

Tennessee Certification of Electronic Document

I, Scott D. Weiss, 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 July 7, 2022

Affiant Signature

07/07/2022

Date

State of TENNESSEE

County of DAVIDSON

Sworn to and subscribed before me this 7th day of July, 2022.

Notary's Signature

MY COMMISSION EXPIRES: 05/05/2025

NOTARY'S SEAL

VICKI M. THOMAS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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