Karen Johnson Davidson County
Batch# 1028638 DEEDQC
07/20/2023 11:50:52 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20230720-0055983

FROM:
Perry N. Bruce

TO:
Perry N. Bruce and wife, Phyllis Kohl

QUITCLAIM DEED

THIS INSTRUMENT WAS PREPARED BY: Larry H. Hagar, Attorney (#011275)
P.O. Box 267
Old Hickory, TN 37138

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

Perry N. Bruce
AFFIANT

LARRY H. HAGAR NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Sworn to and subscribed before me this the 18th day of July, 2023.

Lucy Hagler
NOTARY PUBLIC
My Commission Expires: 11-6-23

NEW OWNER:	SEND TAX BILLS TO:	MAP/PARCEL NO.
Perry N. Bruce, and wife, Phyllis Kohl 5633 So. New Hope Rd Hermitage, TN 37076	SAME	Map 98 Parcel 145

FOR LOVE AND AFFECTION AND for the purpose of creating a Tenancy by the Entirety between Perry Neil Bruce and wife, Phyllis Kohl, and other good and valuable consideration, the receipt of which is hereby acknowledged,

I, **PERRY NEIL BRUCE,** a married man, the GRANTOR herein, by these presents do transfer, QuitClaim and convey all right title and interest equitable and otherwise unto:

PERRY N. BRUCE, and wife, **PHYLLIS KOHL**, the GRANTEES herein, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in the 13th District (formerly 4th District), of Davidson County, TN being tract No. 16 of survey of John D. McCormick, (unrecorded) made in 1975, and more particularly described as follows:
Beginning at an iron pin in the easterly margin of S, Bew Hope Rd, and point being the southwest corner of tract #15 hereinabove described and previously owned by Frances Hagar George ; thence South . 89 28' East 1163.9 ft to an iron pin in the westerly margin of the Mary Gladys Hagar property of record in Book 4250, Page 225, RODC; thence with said George property line : thence So. 5 32' West708.78 ft. to an iron pin in the westerly margin of the Mary Gladys Hagar George property, of record bk 4250, page 225, RODC; thence with said property line westerly margin to the said George property, So. 5 32' West 65.39ft. to a concrete document; being the southwest corner of the said George property thence South 83 48'East 597.85ft to an iron pin in the southern boundary line of the Wilbur Wray Hagar property, of record in Book 4250,Page 226, rodc, thence South 6 12' west 50ft to an iron pin; thence north 87 46'West 598.24ft to an iron pin; then North 89 28 West 1042.17 ft to the point of beginning containing 4.79 acres, more or less.

Being the same property conveyed to Perry Neil Bruce, by deed from Frances Hagar, widow, recorded Instrument #20070315-0031776, Register's Office for Davidson County Tennessee, recorded on March 15, 2007.

This conveyance is subject to restrictive covenants of record in Book 11356, Page 735, and Book 11720, page 511, 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 herein.

Opinions of title, description or survey are not certified in this Deed.

The description was taken from information furnished and approved by the parties.

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named, **PERRY NEIL BRUCE**, the bargainor, 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.

Perry N Bruce

PERRY NEIL BRUCE

IN WITNESS WHEREOF, I have hereto set my hand on this the 18th day of July, 2023.

LARRY H. HAGAR NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Larry Hagar

NOTARY PUBLIC

My Commission Expires: 11-6-23