This Instrument Prepared by Joy Buck Gothard, Attorney at Law
190 South Lowe Avenue, Cookeville, TN 38501

THIS DOCUMENT WAS PREPARED WITHOUT THE BENEFIT OF A TITLE SEARCH AND FROM INFORMATION PROVIDED BY THE PARTIES.

QUITCLAIM DEED

OWNER:	**PROPERTY LOCATION:**	**SEND TAX BILLS TO:**
Peggy P. Bruce, Trustee of The Peggy P. Bruce 2023 Revocable Trust dated December 5, 2023	*2709 Belcourt Avenue Nashville, TN 37212*	*Peggy P. Bruce 2707 Belcourt Avenue Nashville, TN 37212*

This instrument made and entered into on this the 5th day of December, 2023, by and between ***Peggy Pierson Bruce, surviving spouse of Robert Wallace Bruce***, First Party; and ***Peggy P. Bruce, Trustee of The Peggy P. Bruce 2023 Revocable Trust dated December 5, 2023***, Second Party:

WITNESSETH

That for and in consideration of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, the First Party conveys and quitclaims unto the Second Party, its successors and assigns, all her right, title, and interest in and to the hereinafter described real property located in Davidson County, Tennessee, and more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 20 on the Map showing Rich's re-subdivision of certain lots in Stokes and Marshall's Addition, as of record in Book 547, page 172, Register's Office for said County.

Said Lot No. 20 fronts 45 feet on the southerly side of Belcourt, formerly Stokes Avenue, and runs back between parallel lines, with the easterly margin of an alley, 168.5 feet to an alley in the rear.

Being part of the same property conveyed to David S. Gary and wife, Josephine B. Gary by deed from Charles W. Warterfield and wife, Thelma Warterfield and Peter B. Curlin and wife, Mary H. Curlin and L. H. Montgomery of record in Book 2921, page 549, Register's Office for Davidson County, Tennessee.

This property is improved and known as 2709 Belcourt Avenue, Nashville, Tennessee.

Karen Johnson Davidson County
Batch # 1080371 DEEDQC
12/11/2023 08:34:34 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20231211-0095114

SOURCE OF DESCRIPTION: Previous and last conveyance.

PREVIOUS AND LAST CONVEYANCE being a Warranty Deed from David S. Gary and wife, Josephine B. Gary to Robert Wallace Bruce and wife, Peggy Pierson Bruce, of record in Book 3709, Page 555, Register's Office of Davidson County, Tennessee.

Tax Map 104, Parcel 288.00.

DEED REFERENCE: 00003709-0000555

IN TESTIMONY WHEREOF, the First Party has hereunto set her signature, this day and date first above written.

Peggy Pierson Bruce

Peggy Pierson Bruce

STATE OF TENNESSEE
COUNTY OF PUTNAM

PERSONALLY APPEARED before me, the undersigned, a Notary Public in and for said County and State, ***Peggy Pierson Bruce***, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS MY HAND and official seal at office, this 5th day of December, 2023.

Emma M. Crewz

NOTARY PUBLIC

My Commission Expires: 3/23/2027

EMMA MARIE CREWZ
STATE OF TENNESSEE NOTARY PUBLIC
PUTNAM COUNTY

THIS TRANSACTION IS EXEMPT FROM RECORDATION TAX PURSUANT TO T.C.A. §67-4-409(a)(1)(C)(vi) BECAUSE IT IS A TRANSFER TO A REVOCABLE LIVING TRUST.