Karen Johnson Davidson County
Batch# 1088821 DEEDQC
01/05/2024 11:47:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20240105-0001162

PREPARED BY:

Robert J. Hazard, Esq.
HAZARD LAW, PLLC
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STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Actual consideration for this transfer is -$0-.

Billy W. Bracy
AFFIANT

Subscribed and sworn to before me on this day, January 5, 2024.

Courtney M. Hall
Notary Public

COURTNEY M. HALL STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON MY COMM. EXPIRES 09/19/2027

My Commission Expires: _____

New Owner Address:
Bracy Family Trust
4156 Yeargan Road
Murfreesboro, TN 37128

Send Tax Bills To:
Same

Map-Parcel Number:
11D 42-11 31, 32, 33

QUITCLAIM DEED

Billy W. Bracy and wife, Donna J. Bracy (collectively, "Grantor"), for consideration of $10.00, hereby releases, remises, and quitclaims to the **Bracy Family Trust**, dated January 5, 2024 ("Grantee"), all right, title and interest of Grantor in and to that certain real property in Davidson County, Tennessee, described in Exhibit A.

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

GRANTOR, BY EXECUTION OF THIS QUITCLAIM DEED, AND GRANTEE, BY ACCEPTANCE OF THIS QUITCLAIM DEED HEREBY ACKNOWLEDGE THAT NO TITLE INSURANCE IS BEING PROVIDED AND THAT THIS QUITCLAIM DEED DOES NOT INCLUDE ANY ADVICE FROM PREPARER REGARDING TITLE INSURANCE, SURVEYS, INSPECTIONS, ENCUMBRANCES, EASEMENTS, SHORT-TERM RENTAL PROPERTY PERMITTING AND OTHER USAGE PERMITTING, AND GREENBELT AND OTHER TAX QUALIFICATIONS.

<Signature page to follow.>

WITNESS my hand on this day, **January 5, 2024**.

Billy W. Bracy

Donna J. Bracy

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, a Notary Public in and for said County and State, the within named **Billy W. Bracy and Donna J. Bracy**, with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged that such persons executed the foregoing instrument as such persons' free act and deed and for the purposes contained therein.

WITNESS my hand and official seal, at office, on this day, January 5, 2024.

Notary Public

My Commission Expires: _____

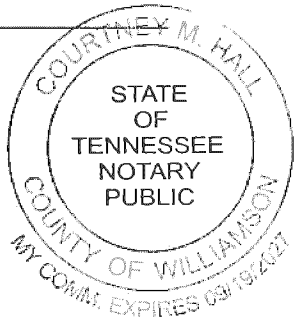


EXHIBIT A

Land in the 11th Civil District of Davidson County, Tennessee, described in part according to a survey made by Wm. Collier Parrish Associates, Civil Engineers, Job No. 63-418, dated June 26, 1963, as follows:

In order to determine the True Point of Beginning, begin at the southeasterly terminus of the turn-out connecting the easterly margin of Marthonna Road and the northerly margin of Old Hickory Boulevard prior to the widening thereof; thence with the northerly margin of Old Hickory Boulevard prior to the widening there, eastwardly 270.90 feet to the southwest corner of the property condemned unto the State of Tennessee for the purpose of widening of Old Hickory Boulevard by Decree of the 3rd Circuit Court for said County entered in Minute Book 105C, page 1037, in the Clerk's office for said court, a certified copy of which is recorded in Book 4867, page 930, Register office for said County; thence with the westerly line of said property of the State of Tennessee N 2 degrees 46' east according to said survey, N 0 degrees 59'east according to said Decree, 21.0 feet to a point in the northernly margin of said Boulevard as widened, said point being the True Point of Beginning of the property here in described; thence from said True Point of Beginning N 2 degrees 46' east, passing an iron stake at 229 feet and a concrete monument at the southeast corner of Morning View Subdivision, Section 1, of record in Book 2133, Page 95, said Register's Office, at 259.44 feet, a total distance of 380.40 feet to an iron stake in concrete at a corner of Haven Acres, Section 1, of record in Book 2331, Page 89, said Register's Office; thence with a southerly line of said Haven Acres, Section 1, S 85 degrees 56' east 216.5 feet to an iron stake located north 85 degrees 56' west 85 feet from a concrete monument at a corner of said Haven Acres, Section 1' thence S 4 degrees 30' west 379.42 feet to a point in the northerly margin of said Boulevard as widened, said point being the northeast corner of said property of the State of Tennessee; thence with the northerly margin of said Boulevard, as widened and the northerly line of said property of the State of Tennessee N 86 degrees 10' west 204.40 feet, more or less, N 87 degrees 59' west 202.2 feet according to said decree, to the True Point of Beginning.

Being the same property conveyed to Billy W. Bracy and wife, Donna J. Bracy, from Chester E. Shumake and wife, Pauline P. Shumake, by deed of record in Book 4901, Page 8, Register's Office for Davidson County, Tennessee.

The legal description above is the same as in the previous deed of record.

This property is commonly known as 618-628 Old Hickory Boulevard, Madison, Tennessee.

CERTIFICATE OF AUTHENTICITY

I, S. Elizabeth Greene, Esq., do hereby make oath that I am a licensed attorney and 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 January 5, 2024.

Affiant Signature

1/5/2024
Date

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Sworn to and subscribed before me on this day, January 5, 2024.

Courtney M. Hall
Notary Public

My Commission Expires: _____

COURTNEY M. HALL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES 09/15/2027