Karen Johnson Davidson County
Batch# 1088821 DEEDQC
01/05/2024 11:47:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20240105-0001163

PREPARED BY:

Robert J. Hazard, Esq.
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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 W. Hall
Notary Public

COURTNEY M. HALL STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON MY COMM. EXPIRES 3/10/2027

My Commission Expires: 3/10/2027

New Owner Address:
Bracy Family Trust
4156 Yeargan Road
Murfreesboro, TN 37123

Send Tax Bills To:
Same

Map-Parcel Number:
11D 16700

QUITCLAIM DEED

Billy W. Bracy ("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.

Grantor's spouse, **Donna Jean Bracy**, as evidenced by her signature below, hereby joins with Grantor in the conveyance set forth herein.

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 Jean 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 Jean 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: _____

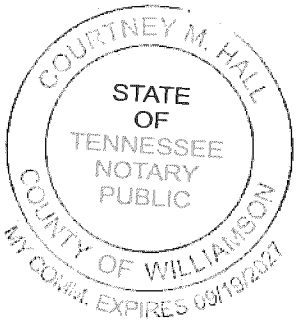


EXHIBIT A

Land in Davidson County, Tennessee, being Lot. No. 109 on the Plan of Primrose Acres, of record in Book 2663, page 207, Register's Office for Davidson County, Tennessee.

Said Lot No. 109 fronts 165 feet on the southeasterly side of Graycroft Avenue and extends back 322.9 feet on the northeasterly line and 213.75 feet on the southeasterly line to a dead line measuring 200.9 feet thereon.

Being the same property conveyed to Billy W. Bracy from John W. Riadon, III, and wife, Beverly C. Riadon, by deed of record in Book 4621, Page 353, 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 910 N. Graycroft, 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 09/19/2027