Karen Johnson Davidson County
Batch# 1088821 DEEDQC
01/05/2024 11:47:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20240105-0001164

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 M. Hall
Notary Public

COURTNEY M. HALL
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES ON 2027

My Commission Expires: _____

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

Send Tax Bills To:
Same

Map-Parcel Number:
51-12 47

QUITCLAIM DEED

Billy W. Bracy and wife, Donna Jean 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 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: _____

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

EXHIBIT A

Land in the 11th, formerly 19th Civil District of Davidson County, Tennessee, being part of Lot No. 3 on the Plan of the lands of N. O. Love, deceased, as of record in Minute Book 7, page 176, County Court for said County, described according to a survey made by H. Gee Surveyor, May 5, 1959, as follows:

Beginning at an iron pin in the northerly margin of Coreland Drive, at the southeast corner of the property conveyed to Melvin Lester Arnold and wife, by deed from W. A. Core and wife, as of record in Book 2859, page 447, Register's Office for said County; thence with the northerly margin of said Drive, South 74° 32' East 120.5 feet to an iron pin; thence at right angles northwardly 166 feet to an iron pin; thence North 74° 32' West 120.5 feet to an iron pin; thence at right angles southwardly 166 feet to the beginning.

Being the same property conveyed to Billy W. Bracy and wife, Donna Jean Bracy, from Vernon R. Johnson and wife, Celean D. Johnson, and Jimmy W. Johnson and wife, by deed of record in Book 4721, Page 739, 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 1317 Coreland Drive, 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 09/13/2027