Karen Johnson Davidson County
Batch# 1158993 DEEDQC
07/17/2024 08:59:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20240717-0053659

QUITCLAIM DEED

ASHLEY S. RUDY
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on
03/01/2025
SUMNER COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00

Holly Ray
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE TH DAY OF , .

Notary Public

MY COMMISSION EXPIRES: 3/1/2025
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Music City Title & Escrow, Inc.
4301 Hillsboro Pike, Suite 110
Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Stephen Bruce Carina Jolly	Same	**MAP & PARCEL** 115 07 0 055.00
649 Brook Hollow Rd. Nashville, TN 37205	Same	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **STEPHEN BRUCE, a single man**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO QUITCLAIM AND CONVEY UNTO, **CARINA JOLLY, a single woman**, HEREINAFTER CALLED GRANTEE(S), **one half of my ownership interest, to be held as joint tenants with right of survivorship to be titled as: Stephen Bruce, a single man, and Carina Jolly, a single woman, as joint tenants with right of survivorship**, in A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT TO GRANTEE, THEIR SUCCESSORS AND ASSIGNS:

Being Lot No. 320 on the Plan of WEST MEADE FARMS INC. SECTION "N", as of record in Book 2133, Page 94, Register's Office for said County, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to David Philip Becker, Single, by Warranty Deed from Theresa Holzmer, Nicholas J. Holzmer, Joseph M. Holzmer, Mary Peters, Nancy Calderon, And Michael R. Holzmer, of record in Instrument No 20210701-0089069, in the Register's Office of Davidson County, Tennessee, dated June 30, 2021 and recorded on July 01, 2021.

Being the same property conveyed to Stephen Bruce, a single man, by Warranty Deed from David Philip Becker, a single man, of record in Instrument No. 20240320-0019289, in the Register's Office of Davidson County, Tennessee dated March 20, 2024 and recorded on March 20, 2024.

Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hand(s) this 12th day of July 2024.

GRANTOR:

Stephen Bruce

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this the 12th day of July, 2024, before me personally appeared Stephen Bruce, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument for the purposes therein contained.

Notary Public
My Commission Expires: 3/1/2025

ASHLEY S. RUDY
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on
03/01/2025
SUMNER COUNTY

Certificate of Authenticity

I, Holly Ray, do hereby make oath that I am a licensed attorney and/or 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 July 12, 2024.

Date

Holly Ray

Affiant Signature

July 12, 2024

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 12th day of July, 2024.

Notary's Signature

My Commission Expires: 3/1/2025

Date

Notary's Seal (if on paper)

ASHLEY S. RUDY
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 03/01/2025
SUMNER COUNTY