**This instrument prepared by and after recording return to:**

Thompson Burton PLLC
1801 West End Avenue, Suite 1550
Nashville, Tennessee 37220
Attn: Brooks E. Brasfield, Esq.

Karen Johnson Davidson County
Batch# 1159550 DEEDQC
07/18/2024 10:35:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20240718-0054186

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $ 0.00.

Affiant

KENDALL LEWIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-03-2027

Subscribed and sworn to before me this 18 day of July, 2024

Notary Public
My Commission Expires: 05·03·2027

| Address New Owner(s) as follows: | Send Tax Bills To: | Tax Parcel |
|---|---|---|
| Shelby A Bruce<br>7441 River Bend Circle<br>Nashville, TN 37221 | New Owner | 141-12-0C-052-00 |

## QUIT CLAIM DEED

FOR AND IN CONSIDERATION of the sum of the terms hereof and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **WILLIAM CHARLES DIEMER, IV, a single person** (hereinafter referred to collectively as "Grantor"), herein this day and does by these presents forever **QUITCLAIM** to **SHELBY A BRUCE, a single person** (hereinafter referred to as "Grantee"; the terms "Grantor" and "Grantee" to include their respective heirs, legal representatives, successors and assigns where the context requires or permits) all the right, title, interest, claim or demand which Grantor has or may have had in and to the real property described on **Exhibit "A"** attached hereto and made a part hereof by this reference together with all easements, appurtenances, improvements, and fixtures (the "Property").

The Property is being conveyed subject to all matters of record, including without limitation anything shown on any recorded plat; unpaid taxes for 2024 and subsequent years; unpaid assessments; restrictive covenants, easements or set-back lines that may be applicable; zoning restrictions; prior liens or encumbrances as well as any priority created by a fixture filing; and to any matter that an accurate survey of the premises might disclose.

[*Signatures Commence on Following Page*]

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this 10 day of July, 2024.

**GRANTOR:**

**WILLIAM CHARLES DIEMER, IV**

STATE OF TENNESSEE )
)
COUNTY OF DAVIDSON )

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared **WILLIAM CHARLES DIEMER, IV, a single person** 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 s/he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 10 day of July, 2024.

Notary Public

My Commission Expires:
05·03·2027

KENDALL LEWIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-03-2027

**EXHIBIT "A"**

Legal Description of the Property

Land in Davidson County, Tennessee, being Lot No. 52 on the plan of River Bend, A Planned Unit Development of record in Book 6900, Page 504 and 505 and amended Surveyors' Instrument of Correction recorded in Book 7465, Page 83, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of said Lot.

Being the same property conveyed to Shelby A. Bruce, a single person and William Charles Diemer, IV, a single person, as Tenants in Common with Rights of Survivorship by Warranty Deed from Michele Clonce-Turner and Gordon Turner, Wife and Husband of record in Instrument No. 20220303-0024169, in the Register's Office of Davidson County, Tennessee, dated February 18, 2022 and recorded on March 3, 2022.

Address of Property: 7441 River Bend Circle, Nashville, Tennessee 37221

Tax Parcel Id: 141-12-0C-052-00

## TENNESSE CERTIFICATION OF ELECTRONIC DOCUMENT

I, Brooks Brasfield, 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 18, 2024.

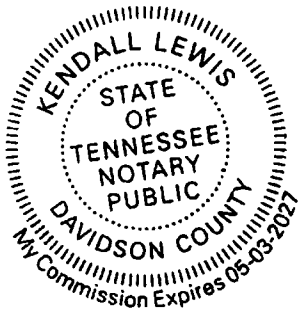
Print Name: Brooks Brasfield

Date: July 18, 2024

STATE OF TENNESSEE )
)
COUNTY OF DAVIDSON )

Personally appeared before me, Kendall Lewis, a Notary Public of said County and State, Brooks Brasfield, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and seal, at Office in Franklin, Tennessee, this 18th day of July, 2024.




Notary Public
My Commission Expires: 05·03·2027