Karen Johnson Davidson County
Batch# 1168242 DEEDQC
08/13/2024 08:04:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20240813-0060855

**Prepared by and Returnable to (After Recordation):**
Ashworth & Rye, PLLC
237 2nd Avenue South
Franklin, Tennessee 37064

# QUITCLAIM DEED

| Address of New Owner | Send Tax Bill To: | Map & Parcel Nos.: |
|---|---|---|
| The Brundage Living Trust<br>2541 Belle Brook Drive<br>Franklin, TN 37067 | New Owner | 155-10-0A-062.00 |

**FOR AND IN CONSIDERATION** of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, **JOANN R. BONSALL, now known as JOANN R. BRUNDAGE, a married woman**, hereinafter called **"GRANTOR,"** hereby quitclaims and conveys unto **DAVID JAMES BRUNDAGE AND JOANN R. BRUNDAGE, as Co-Trustees of THE BRUNDAGE LIVING TRUST U/A/ DATED MAY 1, 2024**, hereinafter called **"GRANTEE,"** all the right, title and interest Grantor may have, if any, in and to the following described real property located in Davidson County, Tennessee, to wit:

Being Lot No. 13 on the Plan of Final Plat, McCrory Trace Estates, of record in Plat Book 6900, page 720-723 inclusive, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description of said property.

Being the same property conveyed to JoAnn R. Bonsall, now known as JoAnn R. Brundage, a married woman, by Warranty Deed from Eilene Copenhagen, an unmarried person of record in Book 11729, Page 97, dated October 29, 1999, said Register's Office.

This conveyance is subject to any and all restrictions and easements of record.

This is improved property known as 8424 Indian Hills Drive, Nashville, TN 37221. The address is believed to be accurate but such address is not part of the legal description. In the event of any discrepancy, the legal description herein shall control. Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the property. The legal description is drawn from the prior deed of record as reflected in the deed of conveyance to the Grantor. No title search was requested or conducted. Grantor and the attorney preparing this Deed make no warranty or representation regarding the accuracy of the legal description. This deed was prepared based upon the request and instructions of the Grantor and no legal or tax advice was given by the preparer.

*[Signatures on following page.]*

**IN WITNESS WHEREOF**, the Grantor has caused this instrument to be executed on this 8th day of August, 2024.

**Grantor:**

**JoAnn R. Bonsall, now known as JoAnn R. Brundage**

**STATE OF TENNESSEE**
**COUNTY OF WILLIAMSON**

Personally appeared before me, the undersigned authority, a Notary Public for said County and State, JoAnn R. Bonsall, now known as JoAnn R. Brundage, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 8th day of August, 2024.

Hillary Torrence
Notary Public

My commission expires: 12/16/2024

HILLARY TORRENCE STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

**AFFIDAVIT**

**STATE OF TENNESSEE**
**COUNTY OF WILLIAMSON**

The actual consideration for this transfer is $ 0.00

AFFIANT

Sworn to and subscribed before me, this this 8th day of August, 2024.

Hillary Torrence
Notary Public

My Commission Expires: 12/16/2024

HILLARY TORRENCE STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

# True Copy Certification

I, Keaton A. Rye, 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 correct copy of the original document executed and authenticated according to law on August 8, 2024.

Signature

August 8, 2024
Date

State of Tennessee
County of Williamson

Personally appeared before me, a notary public for said County and State, Keaton A. Rye, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

8/8/2024
Date

My Commission Expires: 1/20/2025

