Karen Johnson Davidson County
Batch# 1175968 DEEDQC
08/30/2024 12:50:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20240830-0067022

QUITCLAIM DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29 DAY OF August, 2024

Notary Public

MY COMMISSION EXPIRES: 2.20.28 (AFFIX SEAL)

JM-DI-24-2901

THIS INSTRUMENT WAS PREPARED BY

Rudy Title & Escrow, LLC
608 Shelby Avenue
Nashville, TN 37206

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
The Kay Bransford Ruty Revocable Trust dated May 12, 2000	**SAME AS NEW OWNER**	
(NAME) **1111 12th Ave.,**	(NAME)	**117 04 0 394.00**
(ADDRESS) **Nashville, TN 37203**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in 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, **ROBERT BRANSFORD,** hereinafter called the Grantor(s), by these presents do/does hereby convey, assign and quitclaim unto **THE KAY BRANSFORD RUTY REVOCABLE TRUST DATED MAY 12, 2000** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, all Grantor's right, title and interest in and to that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 11 on the Plan of Belmont Terrace of record in Plat Book 421, Page 101, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Evelyn Bransford by Warranty Deed from Margaret M. Bransford of record in Book 2146, page 387, Register's Office for Davidson County, Tennessee, dated May 20, 1953 and recorded on May 21, 1953.

The said Evelyn Bransford having since died on or about July 25, 1984.

Being the same property conveyed to Kay Ruty by Quitclaim Deed from Robert Bransford, reserving a life estate of record in Book 7006, page 854, Register's Office for Davidson County, Tennessee, dated October 1, 1986 and recorded on October 10, 1986.

Being the same property conveyed to Kay Bransford Rudy by Quitclaim Deed from Mary Margaret Bransford Brewer of record in Book 7295, page 23, Register's Office for Davidson County, Tennessee, dated July 7, 1987 and recorded on July 13, 1987.

Being the same property conveyed to Kay Bransford Ruty by Quitclaim Deed from Kay Bransford Ruty, Trustee (and her successors in trust) of the Kay Bransford Ruty Revocable Trust, U/A/ dated May 12, 2000 of record in Instrument No. 20000612-0058602 Register's Office for Davidson County, Tennessee, dated May 24, 2000 and recorded on June 12, 2000.

THE PURPOSE OF THIS INSTRUMENT IS TO EXTINGUISH THE LIFE ESTATE FOR ROBERT BRANSFORD THAT WAS ESTABLISHED IN QUITCLAIM DEED OF RECORD IN BOOK 7006, PAGE 854, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. DATED OCTOBER 1, 1986 AND RECORDED ON OCTOBER 10, 1986.

This Instrument was prepared with information supplied by the Grantees. No title examination was performed to validate the accuracy of title. Therefore the preparer does not accept liability for this Instrument.

This is **improved** property known as: **2901 Belmont Boulevard, Nashville, Tennessee 37212**.

Witness my/our hand(s) this the 29 day of August, 2024.

Robert Bransford

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal, this the 29 day of August, 2024.

LINDA P. THOMPSON
Notary Public
My Commission Expires: NOV. 3 2025
(SEAL)

LINDA PATRICE THOMPSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires Nov. 3, 2025

RETURN TO:

Rudy Title & Escrow, LLC
608 Shelby Avenue
Nashville, TN 37206

I, Jordan T. Myers, 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 8/29/24 (date of document).

Jordan T. Myers

Affiant Signature

Date 8/30/24

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 30 day of August, 2024.

A M Blakely

Notary's Signature

MY COMMISSION EXPIRES: _____

LINDSAY M. BLAKELY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-02-2024