Karen Johnson Davidson County
Batch# 1224852 DEEDQC
01/09/2025 10:53:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20250109-0001910

JENNIFER B. GIBBS
TENNESSEE
NOTARY
PUBLIC
My Comm. Exp.
July 7, 2025
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I/we hereby swear or affirm that the actual consideration or value, whichever is greater, for this transfer is $0.00.

Affiant

Subscribed and sworn to before me, this 2nd day of ~~December, 2024.~~ January 2025

Notary Public

My commission expires: July 7th 2025

THIS INSTRUMENT WAS PREPARED BY
CHAMBERLAIN FIRM, PLLC
131 INDIAN LAKE RD., SUITE 201
HENDERSONVILLE, TN 37075

Address of Owner:	**Send Tax Bills To:**	**Map/Parcel Number**
Ronald Brice, Trustee 1405 Shannon Pl. Old Hickory TN 37138	Ronald Brice, Trustee 1405 Shannon Pl. Old Hickory TN 37138	064160E003400CO

Quitclaim Deed

For and in consideration of zero dollars ($0.00) and/or other good and valuable consideration, **Janet Brice and husband, James Brice (deceased)** (hereinafter referred to as the "Grantors") release and quitclaims to **Ronald Patrick Brice, and his successors in trust, Trustee of the Brice Irrevocable Trust dated ~~December 2nd, 2024~~ January 2nd 2025, and any amendments thereto,** interest in a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

> Land in Davidson County, Tennessee, Being all of Unit 34, in Building 9, as shown on the Site Layout, Exhibit Plat for the Townhomes of Truxton Village, attached as Exhibit A-I, to the Declaration of Covenants, Conditions and Restrictions filed for record in Inst No. 200610250132473 and amended in Inst No. 200611060137656, Register's Office for Said County, to which Plan reference is hereby made for a more complete description.
>
> BEING the same property conveyed to **Janet Brice and husband, James Brice** by Warranty Deed from **Phillips Builders, LLC,** recorded on October 10, 2007 as Instrument #20071008-0119698 in the Register's Office of Davidson County, Tennessee.

Grantors convey interest in the aforementioned tract or parcel of land with the appurtenances, hereditaments, estate, title, and interest thereto belonging to said Grantee, its heirs, successors, and assigns, forever.

This conveyance is subject to any and all existing plat notes, conditions, restrictions and easements of record.

No survey, no title examination, and no title insurance has been made or acquired for this transfer.

This is improved property known as 507 Griffin Circle, Hermitage, TN 37076.

IN WITNESS WHEREOF, Grantor has hereunto et her hand and affixed his seal, the day and year first above written.

Janet Brice

Janet Brice

STATE OF TENNESSEE)
) ss:
COUNTY OF DAVIDSON)

On this 2nd day of ~~December~~ January, ~~2024~~ 2025 before me personally appeared **Janet Brice** to me known to be the person described in and who executed the foregoing instrument and acknowledged that they executed same as their free act and deed.

JENNIFER B. GIBBS
TENNESSEE
NOTARY
PUBLIC
My Comm. Exp.
July 7, 2025
COUNTY OF DAVIDSON

Jennifer B. Gibbs

Notary Public
My commission expires: July 7th 2025

Tennessee Certification of Electronic Document

I, Regina Sullo, 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 Jan 2, 2025 (date of document)

Regina Sullo

Affiant Signature

January 9, 2025

Date

State Of TN

County of Davidson

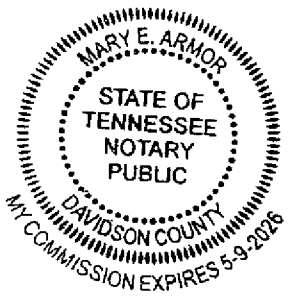
Sworn and subscribed before me this 9 day of January, 20 25

Mary E. Armor

Notary's Signature

MY COMMISSION EXPIRES: 5/9/2026

NOTARY SEAL



202501090001910