Karen Johnson
Batch # 1302070
07/25/2025 10 59 16 AM
Fees $22 00 Taxes $0 00
Davidson County
DEEDQC
4 pgs
20250725-0058910

This Instrument prepared by and upon recordation return to:
THE BLAIR LAW FIRM
Attorneys at Law
1608 Westgate Circle, Suite 100
Brentwood, Tennessee 37027
(615) 953-1122

New Owner: Ralph William Bruce and Carla Chambliss Bruce, Co-Trustees
Bruce Family Trust
4149 Knipfer Road
Joelton, TN 37080

Send tax notice to: Ralph William Bruce and Carla Chambliss Bruce, Co-Trustees
Bruce Family Trust
4149 Knipfer Road
Joelton, TN 37080

Map and Parcel No. 029 00 0 008.00

QUITCLAIM DEED

This instrument does not constitute a warranty of title, covenants, descriptions, or any other information contained herein. This instrument was prepared from information supplied by the parties, the preparer of this instrument makes no representations as to the status of the title of the property described herein.

FOR AND IN CONSIDERATION of One Dollar ($1.00), cash in hand paid, receipt of which is hereby acknowledged, and other good and valuable consideration, **Ralph William Bruce and Carla Chambliss Bruce**, husband and wife, ("Grantors") this day have bargained and sold, and hereby quitclaim, convey and transfer unto **Ralph William Bruce and Carla Chambliss Bruce, Co-Trustees of the Bruce Family Trust** ("Grantee"), a revocable living trust established under an agreement dated July 17, 2025, Grantors' entire interest in and to a certain tract of land in Davidson County, Tennessee, described more fully as follows:

See attached Exhibit A.

The legal description is taken from the prior deed of record. This improved property is commonly referred to as 4149 Knipfer Driver, Joelton, Tennessee 37080.

Being the same property conveyed from William F. Robinson and wife, Sylvia N. Robinson, to Ralph W. Bruce* and Carla C. Bruce**, husband and wife, by warranty deed, of record in Instrument No. 20140815-0073831, Register's Office, Davidson County, Tennessee.

*Ralph W. Bruce and Ralph William Bruce are one and the same person.
**Carla Chambliss Bruce and Carla C. Bruce are one and the same person.

IN WITNESS WHEREOF, the Grantors hereby affix their signatures on the 17th day of July, 2025.

Ralph William Bruce

Carla Chambliss Bruce

STATE OF TENNESSEE)
COUNTY OF Maury)

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, the within named bargainors, **Ralph William Bruce and Carla Chambliss Bruce**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged, upon oath, that each executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 17th day of July, 2025.

NOTARY PUBLIC

My Commission Expires:

6-20-2029

JULIE T. MOSS
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY

EXEMPTION FROM TRANSFER TAX AND OATH OF VALUE

Pursuant to Tenn. Code Ann. § 67-4-409(a)(1)(C)(vi), this transfer is exempt from transfer tax as a deed from a transferor to the transferor's or the transferor's spouse's revocable living trust and no oath of value is required in any transaction that is exempt from tax

Exhibit A
Map and Parcel No. 029-00-0-008.00

Land in Davidson County, Tennessee, and being more particularly described as follows, To-wit:

Tract 1:
Beginning at an iron rod set in the west right of way of Knipfer Road, said point being the northeast corner of the Sonja Cook property as described incorrectly in Instrument No. 200408240102320 RODC and the southeast corner of the herein described property; thence with Cook's north line, South 89 degrees 01 minutes 14 seconds West, 285.00 feet to an iron set in the east line of the Michael W. Thomas property as described in Instrument 200040824-0102320 RODC; thence with Thomas' east line, North 00 degrees 55 minutes 51 seconds East, 141.48 feet to an iron rod found at the southwest corner of the Jeffery I. Cato property as described in Deed Book 5083 Page 394 RODC; thence with Cato's south line, North 88 degrees 37 minutes 14 seconds East, 285.00 feet to an iron rod in the west right of way of Knipfer Road; thence with the west right of way of Knipfer Road, South 07 degrees 18 minutes 30 seconds East, 65.20 feet to an iron rod set; thence with the West right of way of Knipfer Road, South 04 degrees 19 minutes 24 seconds West 79 feet to the point of beginning.

For information purposes only: prior deed references subject property to contain 41,123 square or 0.944 acres.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.