PREPARER NOT RESPONSIBLE FOR CLOSING REQUIREMENTS. NO TITLE SEARCH REQUESTED OR PERFORMED.

Karen Johnson Davidson County
Batch # 1325885 DEEDQC
09/23/2025 02:38:33 PM 2 pgs
Fees: $12.00 Taxes: $0.00

20250923-0075978

THIS INSTRUMENT WAS PREPARED FROM INFORMATION FROM OTHERS BY:
J. Stephen Brown, P.C.
Attorney at Law
224 West Gay Street
P.O. Box 792
Lebanon, TN 37087

STATE OF TENNESSEE)
COUNTY OF WILSON)

The actual consideration of this transfer is $ NONE

Margaret Susan Bracewell, Trustee
Affiant

Subscribed and sworn to before me on this 18th day of September, 2025.

Notary Public

My Commission Expires: 5-26-2027

J. STEPHEN BROWN STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILSON

Address New Owner As Follows:
Margaret Susan Bracewell Living Trust
2714 Bluefield Avenue
Nashville, TN 37214

Send Tax Bills to:
--Same--

Map/Parcel: 09601009400

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS that **Margaret Griggs Bracewell, aka Margaret Susan Bracewell**, ("Grantor"), a single person, for and in consideration of the sum of Ten and No/100 ($10.00) Dollars, hereby remises, releases and forever quitclaims unto the **Margaret Susan Bracewell Living Trust**, dated December 20, 2004, ("Grantee"), a revocable trust established by the Grantor, all right, title and interest of Grantor in and to a certain tract or parcel of land in Davidson County, Tennessee and being more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 17 on the map of Bluefields, as shown by Plat of Record in Book 843, page 16 Register's Office for Davidson County, Tennessee to which plan reference is hereby made for a more complete description thereof.

Said Lot No. 17 fronts 100 feet on the northeasterly side of Bluefield Avenue and runs back between lines 336.4 feet on the northwesterly line and 358.5 feet on the southeasterly line to the southwesterly margin of the right-of-way of the Tennessee Central Railroad on which it measures 110 feet.,

Being the same property quitclaimed to Margaret Griggs Bracewell, by Quitclaim Deed from Albert L. Griggs, Jr., filed on January 8, 2014, and recorded under number: **20140108-0002088** in the Register's Office for Davidson County, Tennessee.
Margaret Griggs Bracewell and Margaret Susan Bracewell are one and the same person.

This is the same description set out in the previous instrument of record. This is improved property known as 2714 Bluefield Avenue, Nashville, Tennessee 37214.

This instrument and the interest hereby released and quitclaimed are subject to such limitations, restrictions and encumbrances as may affect the premises.

WITNESS my hand this 18th day of September, 2025.

Margaret Griggs Bracewell

MARGARET GRIGGS BRACEWELL
aka Margaret Susan Bracewell

STATE OF TENNESSEE)
COUNTY OF WILSON)

Personally appeared before me, the undersigned authority, a Notary Public, in and for the state and county aforesaid, MARGARET GRIGGS BRACEWELL, 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 and seal at office in Lebanon, Tennessee, on this the 18th day of September, 2025.

Notary Public

J. STEPHEN BROWN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

MY COMMISSION EXPIRES:
9-26-2027