QUITCLAIM DEED

S-QCD-26-205

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 6th DAY OF January 2026.

Notary Public

MY COMMISSION EXPIRES: SEP 16 2029
(AFFIX SEAL)

MELISSA JANSEN
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Christina Bruce	**Same as New Owner**	
(NAME)	(NAME)	**043 11 0 070.00**
205 Archwood Drive		
(ADDRESS)	(ADDRESS)	
Madison, TN 37115		
(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, **CHRISTINA BRUCE AND THOMAS JOEL ALEXANDER, WIFE AND HUSBAND,** hereinafter called the Grantor(s), by these presents do/does hereby convey, assign and quitclaim unto **CHRISTINA BRUCE, A MARRIED WOMAN** 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:

Being Lot No. 19 on the Plan of Archwood Acres, Section 1 as of record in Book 2133, page 120, Register's Office of Davidson County, Tennessee described as follows:

BEGINNING on the westerly margin of Archwood Drive at the corner of Lots Nos. 18 and 19; thence with the line between said two lots westwardly 323.38 feet; thence South 68 deg. 11 min. 30 sec. West 82 feet to a concrete monument; thence South 35 deg. 19 min. 30 sec. East 197.88 feet to the corner of Lot No. 19 and a tract marked "Reserved"; thence with the line between two lots eastwardly 228.98 feet to the westerly margin of Archwood Drive; thence with same northwardly 112 feet to the beginning.

Being the same property conveyed to Christina Bruce and Thomas Joel Alexander, wife and husband by deed from Ruben Alvarez and spouse, Dianna J. Alvarez, of record in Instrument No. 20211229-0171061, Register's Office for Davidson County, Tennessee.

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: **205 Archwood Drive, Madison, Tennessee 37115**.

Karen Johnson
Batch # 1367975
01/09/2026 02:24:18 PM
Fees: $12.00 Taxes: $0.00

Davidson County
DEEDQC
2 pgs

20260109-0002256

Witness my/our hand(s) this the 8th day of January, 2026.

Christina Bruce

Thomas Joel Alexander

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, CHRISTINA BRUCE, 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 8th day of January, 2026.

Notary Public
My Commission Expires: SEP 16 2029
(SEAL)

MELISSA JANSEN
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, THOMAS JOEL ALEXANDER, 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 8th day of January, 2026.

Notary Public SEP 16 2029
My Commission Expires:
(SEAL)

MELISSA JANSEN
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212