Prepared By:
Centennial Title Company, Inc.
30 Burton Hills Blvd, #165
Nashville, TN 37215

39-B

THIS INSTRUMENT WAS PREPARED FROM INFORMATION SUPPLIED BY THE PARTIES WITHOUT THE BENEFIT OF A TITLE SEARCH OR TITLE INSURANCE.

# QUITCLAIM DEED

**FOR AND IN CONSIDERATION** of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned, **Joshua David Bruegman, a married man** do hereby quitclaim unto **Joshua David Bruegman and Shana Ledah Spavin Bruegman, husband and wife** hereinafter called the **Grantee**, Grantee's heirs and assigns, Grantor's interest in a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit**:

Land in Davidson County, Tennessee, being Lot No. 30 on the Plan of Lone Oak Heights, of record in Plat Book 1424, Page 2, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Joshua David Bruegman, a married man by Warranty Deed from Michael Rizzari and Amanda Rizzari, husband and wife of record in Instrument No. 20260518-0044267, Register's Office for Davidson County, Tennessee, dated May 15, 2026 and recorded on May 18, 2026.

**This is improved property, known as:** 1315 Lone Oak Circle, Nashville, TN 37215

**WITNESS THE EXECUTION HEREOF** this 20th day of May, 2026.

**Joshua David Breugman**

Karen Johnson Davidson County
Batch # 1424633 DEEDQC
05/22/2026 12:29:41 PM 2 pgs
Fees: $12.00 Taxes: $0.00

20260522-0047065

**State of Tennessee)**
**County of Davidson)**

On this 20th day of May, 2026 of before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Joshua David Bruegman the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public
My Commission Expires: 1/22/30

ANGELA Y. POSTON-WILLIAMSON NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON

**State of Tennessee)**
**County of Davidson)**

The undersigned declares under oath that the actual consideration or value, whichever is great, for this transfer is: **$0.00**.

Affiant

Sworn and subscribed before me on this the 20th day of May 2026.

Notary Public
My Commission Expires: 1/22/30

ANGELA Y. POSTON-WILLIAMSON NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON

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**Owner:**
Joshua David Bruegman
Shana Ledah Spavin Bruegman
1315 Lone Oak Circle
Nashville, TN 37215

**Responsible For Tax Payment:**
Owner

**Tax Map-Parcel #:**
131 07 0 099.00