This document prepared by (and after recording return to):
Name: Annie Price
Firm/Company:
Address: 3838 Couch Dr.
Address 2:
City, State, Zip: Nashville Tn 37207
Phone:

Davidson County DEEDQC
Recvd: 07/25/05 13:25 3 pgs
Fees:17.00 Taxes:0.00
20050725-0086095

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QUITCLAIM DEED
(Individual to Individual)

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION OF TEN DOLLARS ($10.00), and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, Clara J. Copeland, an Individual, ☒ married ☐ unmarried, hereinafter referred to as "Grantor", does hereby demise, release, and forever quitclaim, grant and convey unto * Fredina Rucker, an Individual, ☒ married ☐ unmarried, hereinafter "Grantee", the following lands and property, together with all improvements located thereon, lying in the County of Davidson, State of Tennessee, to-wit:

* Fredina

Describe Property of State "SEE DESCRIPTION ATTACHED" on page 2

Map Parcel Number: 092-060 342.00

Maximum principal indebtedness for Tennessee recording tax purposes is $ None.

LESS AND EXCEPT all oil, gas and minerals, on and under the above described property owned by Grantor, if any, which are reserved by Grantor.

SUBJECT to all easements, rights-of-way, protective covenants and mineral reservations of record, if any.

TO HAVE AND TO HOLD same unto Grantee, and unto Grantee's heirs and assigns forever, with all appurtenances thereunto belonging.

~~The source of title in Grantor(s) is by Clara Copeland deed recorded in the office of the Register of Deeds in Book 421 at page 112, Instrument Number 11, of Davidson County, Tennessee.~~ LR CJC

WITNESS Grantor(s) hand(s) this the 23rd day of July, 2005.

Clara Copeland
Grantor
{Type Name}

Maximum principal indebtedness for Tennessee recording tax purposes is None
(On amendments or modifications, enter ONLY the amount of INCREASE, if any.)

State of Tennessee
County of Davidson

I/we hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $ 0, which amount is equal to or greater than that which the property would command at a fair and voluntary sale.

Subscribed and sworn to before me

This 23rd day of July, 2005.

Colara J. Copeland
Affiant

CLARA J. COPELAND
Type or Print Name

Annie S. Price
Notary Public

(Seal)
My commission expires:
My Commission Expires JAN. 27 2007

Annie S. Price
Type or Print Name

Land in Davidson County, Tennessee, being Lot No. 11 on the Plan of T. M. Stegers Clifton Pike Subdivision of the Barrow Place, as of Record in Book 421, page 112, Register's Office for Davidson County, Tennessee.

SAID Lot No. 11 fronts 40 feet on the southerly side of Clifton Pike and runs back between parallel lines 125 feet to an alley.

Being the same property conveyed to Colara B. James (now known as Colara J. Copeland) and John W. James Jr. (now deceased)
RDOC Book 4160 Page 927

STATE OF Tennessee

COUNTY OF Davidson

On this 23rd day of July, 2005, before me personally appeared Clara Copeland, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person (or person's) free act and deed.

Annie S. Price
Notary Public

Printed Name: Annie S. Price



My Commission Expires: My Commission Expires JAN. 27 2007

Grantor(s) Name, Address, phone:
Clara Copeland
3860 Woodward Dr
Nashville, TN 37209

New Owner
~~Grantee(s)~~ Name, Address, phone:
2821 CLIFTON Ave
FREDINA RUCKER
Nashville, TN. 37209

SEND TAX STATEMENTS TO ~~GRANTEE~~
New Owner

Map / parcel
92-6-392