BILL GARRETT, Davidson County
Trans:T20160060923 DEEDQC
Recvd: 07/15/16 12:36 2 pgs
Fees:12.00 Taxes:0.00
20160715-0072946

Prepared by:
Monica D. Edwards, Esq
P.O. Box 331548
Nashville, Tennessee 37203

ADDRESS OF NEW OWNER:	**SEND TAX BILLS TO:**	**MAP/Parcel:**
Michael L. Rucks and Phyllis Rucks Thompson 321 Burgandy Hill Trail Nashville, TN 37211	SAME	093 16 0 362.00

QUITCLAIM DEED

FOR LOVE AND AFFECTION AND OTHER GOOD AND VALUABLE CONSIDERATION, I, **JUANITA A. RUCKS**, GRANTOR, do hereby quitclaim and convey unto my my children, **MICHAEL L. RUCKS** and **PHYLLIS RUCKS THOMPSON**, all of my rights, title and interest in my property described as the following tract or parcel of land in Davidson County, Tennessee, to wit:

> **BEING** Lot No. 1 of Block C of the Hermitage Addition to Nashville, Tennessee, a plan of which is recorded in Book 57, Page 43, Register's Office for Davidson County, Tennessee.
>
> **SAID** Lot No. 1 fronts 60 feet on the southerly side of Hermitage Avenue, now called Fain Street and extends back, southerly between parallel line with the easterly line of Donelson Street 162 feet to an alley.
>
> **BEING** the same property conveyed to Juanita A. Rucks, by deed from Louise H. McCrary, of record in Book 7270, Page 784, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS BEING JOINED BY CHARLES E. RUCKS, SR., SPOUSE OF GRANTOR, FOR THE PURPOSE OF CONVEYING ANY AND ALL RIGHTS HE HAS IN SAID DESCRIBED PROPERTY BY VIRTUE OF MARRIAGE TO GRANTOR

This is unimproved property known as 131 Fain Street, Nashville, TN 37210

SAID property is conveyed subject to such limitations,

restrictions and encumbrances as may affect the premises.

IN WITNESS WHEREOF, we have hereunto set our hands, on this 13th day of July, 2016.

Juanita A Rucks
JUANITA A. RUCKS

Chas E. Rucks SR
CHARLES E. RUCKS, SR.

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

On this the 13th day of July, 2016 before me personally appeared **JUANITA A. RUCK**S and spouse, **CHARLES E. RUCKS, SR.**, barginors, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

MONICA D. EDWARDS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Monica D Edwards
NOTARY PUBLIC My Commission Expires: 07/03/2017

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

I, or we, hereby swear or affirm that the actual consideration for this transfer is **NO ($-0-) DOLLARS.**

Phyllis Rucks Thompson
AFFIANT

SUBSCRIBED and ***SWORN*** to before me on this the 13th day of July, 2016.

MONICA D. EDWARDS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Monica D Edwards
NOTARY PUBLIC My Commission Expires: 07/03/2017