BILL GARRETT, Davidson County
Trans:T20160060923 DEEDQC
Recvd: 07/15/16 12:37 2 pgs
Fees:12.00 Taxes:0.00
20160715-0072947

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 1236 McGavock Pike Nashville, TN 37216	SAME	072 07 0 193.00

QUITCLAIM DEED

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

> **LAND** in Davidson County, Tennessee, being Lot No. 23 on the Map of Young Heirs Subdivision, not of record, and being described as follows:
>
> **BEGINNING** at a point in the southerly margin of McGavock Pike, the common corner of Lots 23 and 24, with the line between said Lots, southerly 181.6 feet to the north line of Lot No. 22; thence, with the line of Lot 22, westerly 100.4 feet to the easterly line of Fowlkes lot; thence, with the line of same, northerly 162.3 feet to the southerly margin of McGavock Pike; thence, with the margin of same, easterly 90.5 feet to the beginning.
>
> **BEING** the same property conveyed to Michael L. Rucks and Juanita Rucks, by deed from the Secretary of Housing and Urban Development, Washington, D.C., of record in Book 10451, Page 918, 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 improved property known as 1236 McGavock Pike, Nashville, TN 37216

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. RUCKS** 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
NOTARY PUBLIC My Commission Expires: 07/03/2017

MONICA D. EDWARDS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

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

Michael L Rucks
AFFIANT

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

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

MONICA D. EDWARDS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY