QUITCLAIM DEED

BILL GARRETT, Davidson County
Trans:T20160106969 DEEDQC
Recvd: 12/06/16 09:07 2 pgs
Fees:12.00 Taxes:0.00
20161206-0127698

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2 DAY OF December, 2016.

Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

RYAN LUX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 03-03-2020

THIS INSTRUMENT WAS PREPARED BY
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Samuel David Tucker and Emily Coakley Tucker	**New Owner**	
(NAME)	(NAME)	
402 North 17th Street		
(ADDRESS)	(ADDRESS)	**P/O 08310005900**
Nashville, TN 37206		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF NO DOLLARS AND NO CENTS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE (S) AND FOR OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT ALL OF WHICH IS HEREBY ACKNOWLEDGED, I/WE **SAMUEL DAVID TUCKER AND EMILY COAKLEY TUCKER, HUSBAND AND WIFE,** HEREINAFTER CALLED THE GRANTOR (S), HAVE BARGAINED AND SOLD, AND DO HEREBY QUITCLAIM AND CONVEY UNTO **SAMUEL DAVID TUCKER AND EMILY COAKLEY TUCKER, HUSBAND AND WIFE,** HEREINAFTER CALLED THE GRANTEE (S), THEIR HEIRS AND ASSIGNS, ALL OF OUR RIGHT TITLE AND INTEREST IN AND TO THE FOLLOWING DESCRIBED TRACT/PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE AS FOLLOWS, TO WIT:

THE PURPOSE OF THIS INSTRUMENT IS TO RE-ESTABLISH AN EXISTING UNDERLYING LOT LINE AND TO OBTAIN SEPARATE MAP & PARCEL NOS.

LAND SITUATION IN THE 6TH COUNCIL DISTRICT OF NASHVILLE, DAVIDSON COUNTY, TENNESSEE AND BEING LOT 193 OF MCEWEN ADDITION OF RECORD IN BOOK 332, PAGE 133, R.O.D.C. AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN EXISTING 5/8" REBAR FOUND IN THE EASTERLY RIGHT-OF-WAY OF NORTH 17TH STREET (50' ROW), SAID PIN BEING THE SOUTHWEST CORNER OF LOT 192 OF MCEWEN ADDITION AND THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, LEAVING SAID RIGHT-OF-WAY AND WITH THE SOUTHERLY LINE OF LOT 192 SOUTH 83°34'00" EAST, A DISTANCE OF 128.00 FEET TO A ½" REBAR SET (RLS #2542) IN THE WESTERLY RIGHT-OF-WAY OF ALLEY #748 (15' ROW);

THENCE, WITH SAID RIGHT-OF-WAY SOUTH 07°22'46" WEST, A DISTANCE OF 30.00 FEET;

THENCE, NORTH 83°36'08" WEST, A DISTANCE OF 128.00 FEET TO A POINT IN THE EASTERLY RIGHT-OF-WAY OF NORTH 17TH AVE;

THENCE, NORTH 07°22'43" EAST, A DISTANCE OF 30.09 FEET TO THE POINT OF BEGINNING.

CONTAINING 3,845 SQUARE FEET OR 0.08 OF AN ACRE, MORE OR LESS PER A SURVEY BY EDMONDS SURVEYING SERVICES DATED APRIL 17, 2016.

BEING A PORTION OF THE SAME PROPERTY CONVEYED TO SAMUEL DAVID TUCKER AND EMILY COAKLEY TUCKER, HUSBAND AND WIFE, BY WARRANTY DEED FROM MICHAEL WOODEN AND COLLEEN WOODEN, HUSBAND AND WIFE, OF RECORD IN INSTRUMENT NUMBER 20160108-0002102, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

This is
( ) unimproved
(X) improved

property known as PART OF **402 North 17th Street, Nashville, Tennessee 37206**
(House Number) (Street) (P.O. Address) (City or Town) (State) (Postal Zip)

Witness my/our hand (s) this the 2 day of DEC, **2016.**

Samuel David Tucker

Emily Coakley Tucker

STATE OF TN)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Samuel David Tucker AND Emily Coakley Tucker**, the within named bargainors, 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.

Witness my hand and official seal, this the 2 day of December, 2016.

Notary Public

My Commission Expires: 7-4-2020

KATHERINE VINCENT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

RETURN TO:
Rudy Title & Escrow
2012 21st Ave. South
Nashville, TN 37212