Bill Garrett Davidson County
Batch# 102018 DEEDQC
06/07/2018 01:47:12 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20180607-0054873

THIS INSTRUMENT PREPARED BY:

Lockeland Law Group, PLC
204 South 11th Street
Nashville, TN 37206
615.650.5100

QUITCLAIM DEED

This deed is prepared with information provided by the client/owner and without the benefit of a title search and/or examination.

Address of New Owner(s):	Send Tax Bills to:	Map & Parcel:
Ashley Rucker James Limbaugh 5256 Buena Vista Pike Nashville, TN 37218	Ashley Rucker James Limbaugh 5256 Buena Vista Pike Nashville, TN 37218	049 09 0A 036.00

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00), cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **Ashley Rucker, a single woman,** by these presents does hereby quitclaim and convey unto **Ashley Rucker, a single woman and James Limbaugh, a single man, as joint tenants with common law rights of survivorship,** their heirs, successors and assigns, her right, title and interest in and to the following described tract of land:

Land in Davidson County, State of Tennessee, described as follows, to-wit:

Lot 36, Creekside as shown on plat of record in Instrument No. 20040122-0008741 in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Ashley Rucker, a single woman by Warranty Deed from Ron Phillips, married dated March 31, 2015, in Instrument No. 20150406-0029847, in the Register's Office of Davidson County, Tennessee.

This property is improved property known as 5256 Buena Vista Pike, Nashville, TN 37218.

STATE OF TN
COUNTY OF Davidson

The actual consideration for this transfer is $ 0.00.

Subscribed and sworn to before me this the 7th day of June 2018.

Carmen Coats
Affiant

My commission expires: 5/3/21
(Affix Seal)

Notary Public

DREW T. BANDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires May 3, 2021

IN WITNESS WHEREOF, the undersigned has executed this Quitclaim Deed on this 7th day of June 2018.

Ashley Rucker

Ashley Rucker

STATE OF TN
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Ashley Rucker, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this the 7th day of June 2018.

Notary Public

My Commission Expires: 5/3/21

DREW T. BANDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires May 3, 2021