Karen Johnson Davidson County
Batch# 194802 DEEDQC
02/13/2019 10:00:28 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20190213-0013475

This instrument prepared by:
Dodson Parker Behm & Capparella, P.C.
1310 6th Avenue North
Nashville, TN 37208
(615) 254-2291

QUITCLAIM DEED AS TO PARTIAL INTEREST

ADDRESS OF NEW OWNER:
John Michael Bodie Rucker and
Lenora Irene McCord
1284 Hollywood Drive
Jackson, TN 38301

SEND TAX BILL TO:
Same

MAP PARCEL NO.:
Map 042 09
Parcel 001.00

Barbara P. Loy
826 Old Hickory Blvd.
Madison, TN 37115

FOR AND IN CONSIDERATION of the sum of Ten Dollars and NO/100 ($10.00), and other good and valuable considerations, receipt and legal sufficiency of which valuable consideration is hereby acknowledged, the **John M. Rucker Revocable Living Trust Agreement, through John Michael Bodie Rucker, Trustee** (hereinafter "Grantor") does hereby assign, transfer and convey, and quitclaim any and all of its rights, title and interest in certain real estate in Davidson County, Tennessee, which is described below, unto **John Michael Bodie Rucker** and **Lenora Irene McCord**, equally, as tenants in common, (hereinafter "Grantees") and their successors, heirs and assigns. The real estate is described as follows:

Land in Davidson County, Tennessee, being part of Lot Nos. 1 and 2 on the Plan of Bonnie Brae Subdivision, Section 1, of record in plan Book 2330, Page 1, Register's Office for said County, and described according to a survey by John Kohl, Surveyor, dated July 23, 1975, revised August 20, 1975, as follows:

Beginning at a point in the northerly margin of Old Hickory Boulevard, as widened, said point being the northeast corner of the parcel of land conveyed to Metropolitan Government of Nashville and Davidson County by deed of record in Book 4855, page 5, said Register's Office, and being the southeast corner of the land herein described; thence northeastwardly 299.4 feet to a point, said point being located 11.5 feet west of the common rear corner of Lot Nos. 1 and 2 on the above-referenced plan; thence westwardly, 189.4 feet to a point; thence southwardly 318.5 feet to the northwest corner of the parcel conveyed to Metropolitan Government of Nashville in the above-referenced deed; thence, eastwardly 104.0 feet to the point of beginning.

Being the same property conveyed to John M. Rucker, Trustee, John M. Rucker Revocable Living Trust Agreement dated October 3, 2012, and Barbara Loy, as tenants in common, by Quitclaim Deed from John M. Rucker, Trustee, and John Michael Bodie Rucker, Successor Trustee, for the John M. Rucker Revocable Livng Trust dated June 29, 2015, and recorded July 2, 2015, of record as Instrument No. 20150702-0064543, Register's Office for Davidson County, Tennessee.

This property is conveyed subject to the following:

1. Subdivision Restrictions, Building Lines and Easements of record in Plat Book 2330, Page 1, in the Register's Office for Davidson County, Tennessee.
2. Deed Restrictions recorded at Book 3803, Page 469, in the said Register's Office.
3. Easements of record at Book 6391, Page 786, as recorded in the said Register's Office.
4. Judgment of record at Book 5974, Page 919, in the said Register's Office.
5. Judgment of record in Book 11701, Page 249, in the said Register's Office.
6. Judgment of record as Instrument No. 20001117-0114152, in the said Register's Office.

This is improved property known as **826 Old Hickory Blvd., Madison, Tennessee 37115**.

The foregoing conveyance is subject to all encumbrances, easements, restrictive covenants and other matters, whether or not of public record, as may affect the above described property.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The consideration for this conveyance, per T.C.A. 67-4-409(a)(4), is $-0-.

Subscribed and sworn to before me this the 12th day of February, 2019, ~~2018~~.

Affiant

Jessie Williams
Notary Public

My Commission Expires: 11/8/22

JESSICA WILLIAMS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires NOV. 8, 2022

THE PREPARER OF THIS DEED MAKES NO REPRESENTATION AS TO THE DESCRIPTION OF OR STATUS OF TITLE TO THE PROPERTY DESCRIBED HEREIN. THIS DEED HAS BEEN PREPARED SOLELY FROM INFORMATION FURNISHED TO THE PREPARER, WHO MAKES NO REPRESENTATION WHATSOEVER OTHER THAN IT HAS BEEN ACCURATELY TRANSCRIBED FROM THE INFORMATION.

WITNESS our hands this the 25th day of June, 2018.

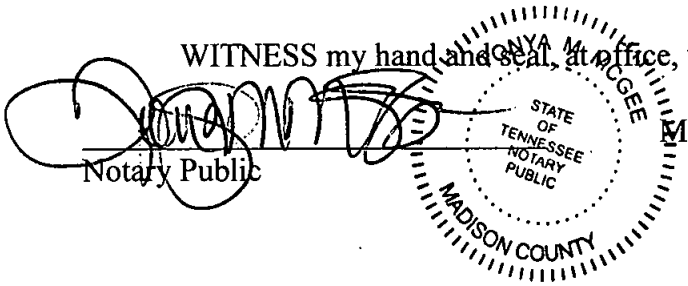
GRANTOR:

John Michael Bodie Rucker, Trustee, John M. Rucker Revocable Living Trust Agreement

STATE OF TENNESSEE)
COUNTY OF DAVISON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, John Michael Bodie Rucker, Trustee, the within named Grantor, with whom I am personally acquainted (or who was identified to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal, at office, this 25th day of June, 2018.



Notary Public

My Commission Expires: 8/25/2021