Karen Johnson Davidson County
Batch# 210318 DEEDQC
03/27/2019 08:53:34 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20190327-0027436

QUITCLAIM DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25 DAY OF March 2019

Notary Public

MY COMMISSION EXPIRES: 03/07/2023
(AFFIX SEAL)

WILLIAM E GRONES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03-07-2023

THIS INSTRUMENT WAS PREPARED BY (and return to):
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)
Shauna Lee Tucker and Alvin Leroy Tucker IV	**Same**	
(NAME)	(NAME)	**04107003800**
1257 Old Hickory Blvd		
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37207		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND, PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

SHAUNA LEE TUCKER F/K/A SHAUNA HOYAL

HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO

SHAUNA LEE TUCKER AND HUSBAND, ALVIN LEROY TUCKER IV

THEIR HEIRS, SUCCESSORS AND ASSIGNS, THAT CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO WIT:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING TRACT NO. 35 ON THE UNRECORDED PLAN OF THE G. GILBERT LOWE LANDS ACCORDING TO A SURVEY BY GEORGE W. WATKINS, SURVEYOR, ON JULY 15, 1952, AS FOLLOWS: BEGINNING AT A POINT IN THE SOUTHWESTERLY SIDE OF OLD HICKORY BOULEVARD, SAID POINT BEING THE COMMON FRONT CORNER OF TRACTS 35 AND 36 ON SAID PLAN; 'THENCE CONTINUING ALONG THE SOUTHWESTERLY SIDE OF SAID BOULEVARD 244.6 FEET TO A POINT; THENCE WESTERLY 60.6 FEET TO A POINT; THENCE SOUTHERLY 375.7 FEET TO A POINT, THE, THE COMMON REAR CORNER OF TRACTS 35 AND 36; THENCE IN A NORTHEASTERLY DIRECTION 285.5 FEET TO THE POINT OF BEGINNING. INCLUDED IN THE ABOVE DESCRIPTION BUT EXPRESSLY EXCLUDED THEREFROM IS THE SOUTHEASTERLY 60 FEET OF TRACT 35 ON THE PLAN OF G. GILBERT LOWE LANDS, NOT OF RECORD, DESCRIBED IN PART ACCORDING TO A SURVEY BY T. R. SANFORD, SURVEYOR, SEPTEMBER 21, 1956, AS FOLLOWS: BEGINNING AT AN IRON PIN IN THE SOUTHERLY SIDE OF OLD HICKORY BOULEVARD AT THE COMMON CORNER OF TRACT NO. 35 AND NO. 36; THENCE WITH THE LINE BETWEEN SAID TRACTS, 285.5 FEET TO AN IRON PIN IN A FENCE LINE; THENCE NORTHWARDLY WITH SAID FENCE LINE 60 FEET TO A POINT; THENCE ALONG A LINE 60 FEET FROM A PARALLEL WITH THE COMMON LINE BETWEEN TRACTS 35 AND 36, 250 FEET MORE OR LESS, TO THE SOUTHERLY MARGIN OF OLD HICKORY BOULEVARD; THENCE WITH THE MARGIN OF SAID BOULEVARD, SOUTHEASTLY 60 FEET TO THE POINT OF BEGINNING.

BEING THE SAME PROPERTY CONVEYED TO SHAUNA HOYAL, UNMARRIED WOMAN, BY WARRANTY DEED FROM LOIS H. MILLER, UNMARRIED, OF RECORD IN INSTRUMENT NUMBER 20160708-0070057, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THE SAID SHAUNA HOYAL HAVING SINCE MARRIED AND IS NOW KNOWN AS SHAUNA LEE TUCKER.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD

*****This instrument has been prepared by information provided by the parties*****
*****No title search was conducted and no representations regarding title have been made by the Drafter****

This is **improved** property known as: **1257 Old Hickory Blvd, Nashville, TN 37207**

Witness our hands this the 12th day of February, 2018.

SHAUNA LEE TUCKER F/K/A SHAUNA HOYAL

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **SHAUNA LEE TUCKER F/K/A SHAUNA HOYAL,** the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 12 day of February, ~~2018~~ 2019

Notary Public

My Commission Expires: 08/20/2019

VICKIE LYNN MATHIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 08-20-2019