Karen Johnson Davidson County
Batch# 213577 DEEDQC
04/03/2019 01:50:20 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20190403-0030359

Prepared by:
Monica D. Edwards, Esq.
P.O. Box 331548
Nashville, Tennessee 37208

ADDRESS OF NEW OWNER:
Richard F. Rucker, et ux.
2023 14th Avenue, North
Nashville, TN 37208

SEND TAX BILLS TO:
SAME

MAP/PARCEL:
081 07 0 074.00

QUITCLAIM DEED

FOR LOVE AND AFFECTION and no monetary consideration, and for the express purpose of re-conveying my property to establish a tenancy by the entirety between RICHARD F. RUCKER and wife, DEBRA A. RUCKER, I, **RICHARD F. RUCKER**, Grantor, do hereby quitclaim and convey unto Monica D. Edwards, Trustee, all of my rights, title and interest in the following described tract or parcel of land in Davidson County, Tennessee, to wit:

> **LAND** in Davidson County, Tennessee, being Lot No. 6 in A.Y. Stevens' Subdivision of Lot No. 16, Owen's Buena Vista Plan of Lots, a plan of which subdivision is of record in Book No. 57, Page 129, Register's Office for said County.
>
> **SAID** Lot No. 6 fronts 55 feet on the westerly side of 14th Avenue, North or Nance, formerly Marr Street, and runs back between parallel lines with the southerly margin of Cass Street 135 feet to an alley.
>
> **BEING** the same property conveyed to Richard F. Rucker by deed from Estella R. Clements, Jesse Rucker, Jr., Dorothy Rucker Chamberlain and Mary L. Rucker, of record in Book 8627, Page 952, Register's Office for Davidson County, Tennessee.

This is improved property known as 2023 14th Avenue, North, Nashville, Tennessee 37208

SAID property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.

AND now, I, the said Monica D. Edwards, Trustee, for the express purpose of carrying out the intent of this conveyance, as above set out, do hereby quitclaim and convey unto **RICHARD F. RUCKER and wife, DEBRA A. RUCKER**, their heirs and assigns, the same property hereinabove described and set forth, to which reference is here made, and said property is conveyed subject to the same limitations, restrictions and encumbrances as may affect the premises, as above set forth.

IN WITNESS WHEREOF, we have hereunto set our hands, on this 27th day of March, 2019.

Richard F. Rucker
RICHARD F. RUCKER

Monica D. Edwards
MONICA D. EDWARDS, Trustee

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

On this the 27th day of March, 2019, before me personally appeared **RICHARD F. RUCKER,** bargainor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

NOTARY PUBLIC

My Commission Expires: 12-07-2020

SHAINA BINKLEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 12-07-2020

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

On this the 27th day of March, 2019, before me personally appeared Monica D. Edwards, Trustee, bargainor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged execution of the within instrument for the purposes therein contained.

NOTARY PUBLIC

My Commission Expires: 12-07-2020

SHAINA BINKLEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 12-07-2020

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

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

Richard F. Rucker
AFFIANT

SUBSCRIBED and ***SWORN*** to before me on this the 27th day of March, 2019.

NOTARY PUBLIC

My Commission Expires: 12-07-2020

SHAINA BINKLEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 12-07-2020