Karen Johnson Davidson County
Batch# 264865 DEEDQC
07/31/2019 03:00:17 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20190731-0075604

Prepared by:
Monica D. Edwards, Esq.
P.O. Box 331548
Nashville, TN 37203
(615) 329-0370

ADDRESS OF NEW OWNER:
Edward Rucker and wife, Dorothy Ann Rucker, et al.
3214 West Hamilton Avenue
Nashville, TN 37218

SEND TAX BILLS TO:
SAME

MAP/PARCEL:
070 01 0 030.00

QUITCLAIM DEED

FOR LOVE AND AFFECTION and no monetary consideration, and for the purpose of conveying all remainder rights, title and interest in our property while retaining a life estate, we, **EDWARD RUCKER** and wife, **DOROTHY ANN RUCKER,** Grantors, do hereby quitclaim and convey unto our children, **TIMOTHY RUCKER** and **PAMELA RUCKER,** their heirs and assigns, all remainder rights, title and interests in our property while retaining a life estate in the following described tract or parcel of land in Davidson County, Tennessee, to wit:

BEING Lot No. 53 on the Plan of Treppard Heights, Section II, as of record in Book 2330, Page 167.

SAID Lot No. 53 fronts 100 feet on the northerly side of West Hamilton Avenue and runs back 299.6 feet on the easterly line and 282 feet on the westerly line, to a dead line in the rear on which it measures 101.4 feet.

BEING the same property conveyed to Edward Rucker and wife, Dorothy Ann Rucker, by deed from Zelbert Lee Weakley and wife, Margaret O. Weakley, of record in Book 4280 Page 208, Register's Office for Davidson County, Tennessee.

This is improved property known as 3214 West Hamilton Avenue, Nashville, TN 37218

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

IN WITNESS WHEREOF, we have hereunto set our hands, on this 29th day of July, 2019.

Edward Rucker
EDWARD RUCKER

Dorothy Ann Rucker
DOROTHY ANN RUCKER

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

On this the 29th day of July, 2019, before me personally appeared **EDWARD RUCKER** and wife, **DOROTHY ANN RUCKER,** 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.

Monica D. Edwards
NOTARY PUBLIC

MONICA D. EDWARDS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires: 09/07/2021

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

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

Dorothy Ann Rucker
AFFIANT

SUBSCRIBED and ***SWORN*** to before me on this the 29th day of July, 2019.

Monica D. Edwards
NOTARY PUBLIC

MONICA D. EDWARDS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires: 09/07/2021