Karen Johnson Davidson County
Batch# 351724 DEEDQC
02/03/2020 08:04:30 AM 7 pgs
Fees: $37.00 Taxes: $0.00
20200203-0011889

Commitment Number: 26247361
Seller's Loan Number: 11871912417897

Return to:
ServiceLink
1355 Cherrington Pkwy
Moon Twp, PA 15108
26247361

This instrument prepared by:
Jay A. Rosenberg, Esq., Member Tennessee Bar, Rosenberg LPA, Attorneys At Law, 3805 Edwards Road, Suite 550, Cincinnati, Ohio 45209 (513) 247-9605 Fax: (866) 611-0170.

New Property Owner/Mail Tax Statements To:
Stacey Rucker, 8221 LONDONBERRY RD, Nashville, TN 37221

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
141 15 0D 211.00

QUITCLAIM DEED

Exempt: Section 67-4-409(a)(3)(E): Are domestic settlement decrees and/or domestic decrees and/or deeds that are an adjustment of property rights between divorcing parties

Stacey Rucker, unmarried, whose mailing address is **8221 Londonberry Rd, Nashville, TN 37221**, and **Pamela Rucker**, unmarried, whose mailing address is **257 Lake Terrace Dr, Hendersonville, TN 37075**, a formerly married couple who are now divorced pursuant to the Final Decree of Divorce filed in Davidson County, Tennessee in Case No. 18D-1683 on November 19, 2019, hereinafter grantors, for $0.00 (Zero Dollars and Zero Cents) in consideration paid, grant and quitclaim to **Stacey Rucker**, unmarried, hereinafter grantee, whose tax mailing address is **8221 Londonberry Rd, Nashville, TN 37221**, with quitclaim covenants, all right, title, interest and claim to the following land in the following real property:

Land in Davidson County, Tennessee, being Lot No. 211 on the Plan of Phase III-B "Sheffield" on the Harpeth, as of record in Plat Book 7900, page 443, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same parcel conveyed to Stacey Rucker and Pamela Rucker from Dietmar Klonikowski and Rosemary Mark, by virtue of a deed dated 6/29/2001, recorded 7/6/2001, as instrument no. 20010706-0072294 county of Davidson, state of Tennessee.

Assessor's Parcel No: 141 15 0D 211.00

Property Address is: 8221 Londonberry Rd, Nashville, TN 37221

DERIVATION CLAUSE

The instrument constituting the Grantor's source of title in the property described herein was a deed recorded at Instrument No. 20010706-0072294 in the Register's Office of Davidson County, Tennessee.

Parcel ID: 141 15 0D 211.00

Seller makes no representations or warranties, of any kind or nature whatsoever, other than those set out above, whether expressed, implied, implied by law, or otherwise, concerning the condition of the title of the property prior to the date the seller acquired title.

The real property described above is conveyed subject to and with the benefit of: All easements, covenants, conditions and restrictions of record; in so far as in force applicable.

The real property described above is conveyed subject to the following: All easements, covenants, conditions and restrictions of record; All legal highways; Zoning, building and other laws, ordinances and regulations; Real estate taxes and assessments not yet due and payable; Rights of tenants in possession.

Executed by the undersigned on 17 January, 2020:

Stacey Rucker

Stacey Rucker

STATE OF Tennessee
COUNTY OF Davidson

The foregoing instrument was acknowledged before me on 17 January, 2020 by **Stacey Rucker** who are personally known to me or have produced TN DeLe as identification, and furthermore, the aforementioned persons have acknowledged that their signatures were their free and voluntary act for the purposes set forth in this instrument.

Helen Mackey

Notary Public

HELEN F MACKEY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 07-17-2023

Executed by the undersigned on 1/15, 2020:

Pamela Rucker

Pamela Rucker

STATE OF Tenn.
COUNTY OF Sumner

The foregoing instrument was acknowledged before me on ~~Jan. 15~~ Jan. 15, 20 20 by **Pamela Rucker** who are personally known to me or have produced drivers license as identification, and furthermore, the aforementioned persons have acknowledged that their signatures were their free and voluntary act for the purposes set forth in this instrument.

GLORIA M. JACKSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public

Exp: 3-8-2024

State of Tennessee
County of Davidson

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer is $ 0.00 .

Subscribed and sworn to before me

This 17 day of January, 2020.

Stacey Rucker
Affiant

Stacey Rucker
Print Name

HELEN F MACKEY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 07-17-2023

(Seal)

Helen Mackey
Notary Public

My commission expires:
07/17/2023

Helen F Mackey
Print Name

State of Tenn.
County of Sumner

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer is $_____.

Subscribed and sworn to before me

This 15 day of Jan., 2020.

Pamela Rucker
Affiant

Pamela Rucker
Print Name

(Seal) GLORIA M. JACKSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Gloria M. Jackson
Notary Public

My commission expires:

3.8.2024

Gloria M. Jackson
Print Name

True Copy Cerification

I, Amy Cox, do hereby make oath that I am a licensed attorney and/or the
Signer's Name

custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Pennsylvania

County of Allegheny

Personally appeared before me, Lissette Anne Moree, a notary public for this county and
Notary's Name

state, Amy Cox, who acknowledges that this certification of an electronic
Signer's Name

document is true and correct and whose signature I have witnessed.

Notary Signature

MY COMMISSION EXPIRES: 5/4/2022

NOTARY'S SEAL

Commonwealth of Pennsylvania - Notary Seal
Lissette Anne Moree, Notary Public
Beaver County
My commission expires May 4, 2022
Commission number 1223847
Member, Pennsylvania Association of Notaries