Karen Johnson Davidson County
Batch# 356637 DEEDQC
02/11/2020 10:19:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20200211-0015531

THIS INSTRUMENT PREPARED BY: **Elizabeth Ryder Sykes, Esq., 150 Fourth Avenue North, Suite 1820, Nashville, TN 37219; (615) 810-8777**

THIS DEED HAS BEEN PREPARED BASED UPON INFORMATION SUPPLIED BY THE PARTIES AND NO INDEPENDENT TITLE SEARCH HAS BEEN CONDUCTED.

ADDRESS NEW OWNER:	END TAX BILLS TO:	MAP & PARCEL NOS.
The Lee Ann Ruderer Revocable Living Trust, Lee Ann Ruderer, Trustee	-Same-	142-07-B-17-C
405 Moss Creek Court		
Nashville, TN 37221		

QUITCLAIM DEED

FOR NO MONETARY CONSIDERATION, but for the express purpose of making a reconveyance, I, **LEE ANN RUDERER**, do hereby convey to **LEE ANN RUDERER, TRUSTEE OF THE LEE ANN RUDERER REVOCABLE LIVING TRUST, DATED January 24, 2020**, all of my right, title and interest in the following described tract or parcel of land located in Davidson County, Tennessee, and described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 17 on the revised plan of Moss Creek Plantation, of record in Book 6900, page 608, Register's Office for said county.

Said Lot No. 17 fronts 113.23 feet on the easterly margin of Moss Creek Court and extends back 105.05 feet on the northerly line and 119.22 feet on the southeasterly line to a dead line in the rear, measuring 39.00 feet thereon.

Being the same property conveyed to James R. Ruderer, Jr., and spouse, Lee Ann Ruderer, by Warranty Deed from Maddox-Eason Properties, a Partnership of James N. Maddox and W.H. Eason, dated September 16, 1992, of record in Book 8733, page 26, Register's Office for Davidson County, Tennessee.

The said James R. Ruderer, Jr., having died, whereupon his interest in the property immediately vested in his wife, Lee Ann Ruderer.

This is improved property known as 405 Moss Creek Court, Nashville, Tennessee 37221.

IN WITNESS WHEREOF, I have hereunto set my hand on this the 24th day of January, 2020.

LEE ANN RUDERER

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STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **LEE ANN RUDERER,** with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office in Nashville, Tennessee, on this 24th day of January, 2020.

Notary Public

LINDA J. WILLIAMS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON
My Comm. Expires July 9, 2022

My Commission Expires: 07/09/2022

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STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value of this transfer is $ 0 -.

Affiant

Sworn to and subscribed before me this 24th day of January, 2020.

Notary Public

LINDA J. WILLIAMS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON
My Comm. Expires July 9, 2022

My commission expires: 07/09/2022

CERTIFICATE OF AUTHENTICITY

I, Linda Gayle Dillard, do hereby make oath that I am a licensed attorney and/or the 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.

Linda Gayle Dillard

Linda Gayle Dillard

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Lynne E. Neeley, a notary public for this county and state, **Linda Gayle Dillard**, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Lynne E. Neeley

Notary Public

LYNNE E. NEELEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Commission Expires

My Commission expires: 3/7/2023