QUITCLAIM DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd DAY OF April, 2020.

Notary Public

MY COMMISSION EXPIRES: 3/7/23
(AFFIX SEAL)

MEGAN PAULUS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-07-2023

R-VRES-20-709

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Ave S
Nashville, TN 37212
615 383 2903

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Kevin Daniel Rucker and Kathryn Rucker	new owner	
(NAME) **709 44th Avenue**	(NAME)	**091-12-0N-003.00-CO**
(ADDRESS) **Nashville, TN 37209**	(ADDRESS)	
(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, **KEVIN DANIEL RUCKER, MARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **KEVIN DANIEL RUCKER AND KATHRYN RUCKER, HUSBAND AND WIFE** hereinafter called the Grantee(s), his/her/its/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 Unit 3 on the Plan of The Grove at 44th Avenue, as recorded as Exhibit "B" to the Declaration of Covenants, Conditions and Restrictions for a Horizontal Property Regime with Private Elements of record in Instrument No. 20140506-0038578, and Scrivener's Affidavit record in Instrument No. 20150113-0003527, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description. The Easements, Restrictive Covenants, Conditions and Regulations imposed therein are incorporated herein by reference and made a part hereof as if recited verbatim herein.

Being the same property conveyed to Kevin Daniel Rucker, married of record in 20200408-0036900, Register's Office for Davidson, Tennessee.

This Instrument was prepared with information supplied by the Grantees. No title examination was performed to validate the accuracy of title. Therefore the preparer does not accept liability for this Instrument.

This is **improved** property known as: **709 44th Avenue, Nashville, Tennessee 37209**.

Karen Johnson Davidson County
Batch# 382877 **DEEDQC**
04/08/2020 10:10:37 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20200408-0036902

Witness my/our hand(s) this the 3rd day of April, 2020.

Kevin Daniel Rucker

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, KEVIN DANIEL RUCKER, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 3rd of April, 2020.

Notary Public
My Commission Expires: 3/7/23
(SEAL)

MEGAN PAULUS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-07-2023

RETURN TO:
Kevin and Kathryn Rucker
709 44th Ave
Nashville, TN 37209