Prepared by:
McColpin & Coffman, PLLC
Attorneys at Law
829 McCallie Avenue
Chattanooga, TN 37403
File to:
Chattanooga Title, Inc.

Karen Johnson Davidson County
Batch# 437660 DEEDQC
07/15/2020 09:42:57 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20200715-0077246

CT File# 20-039
GRANTEE: MORTGAGEE (if any): MAP PARCEL #
Gloria A. Rucks 081 06 0 010.00
1065 Cottage View Lane
Antioch, TN 37013
MAIL TAX BILLS TO: MORTGAGEE ( ) GRANTEE (x)

QUITCLAIM DEED

IN CONSIDERATION of One ($1.00) Dollar and other valuable considerations paid, the receipt of all of this is hereby acknowledged, **THELMA H. MURRAY, Widow, Unmarried, hereby declaring that my husband, Milton Murray, died on or about July 10, 2002, and that our marriage was continuous from the date of acquisition of the hereinafter described property until the date of his death,** (hereinafter referred to as "Grantor"), does hereby transfer, convey and forever quitclaim unto **GLORIA A. RUCKS, Unmarried** (hereinafter referred to as "Grantee") all right, title and interest in and to the following described real estate in Davidson County, Tennessee:

Lot No. 93 on the Map of Cumberland Gardens Subdivision, as of record in Book 2900, Page 3, Register's Office of Davidson County, Tennessee.

Said Lot No. 93 fronts 51.0 feet on the North margin of O'Neal Drive and runs back 172.2 feet on the East line and 201.5 feet on the West line to a dead line, measuring 87.0 feet thereon.

PRIOR TITLE SOURCE: Being the same property conveyed to MILTON MURRAY and wife, THELMA H. MURRAY from THOMAS N. BAINBRIDGE, UNMARRIED, by deed of record in the Register's Office of Davidson County Tennessee, in Book 2963, Page 51.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Any governmental zoning and subdivision ordinances or regulations in effect thereon.

All restrictive covenants, easements and set-back lines which are applicable to the above described property.

Commonly known as: 2706 O'Neal Drive, Nashville, TN 37208

Witness our hands this 2nd day of July, 2020.

Thelma Murray

THELMA H. MURRAY

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STATE OF Tennessee
COUNTY OF Davidson

On this 2nd day of July, 2020, before me personally appeared **THELMA H. MURRAY,** to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument and acknowledged that she executed the same as her free act and deed.

WITNESS my hand and Notarial Seal.

Casey Parker
Notary Public-

My Commission Expires: My Commission Expires March 8, 2022

CASCEY PARKER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF Tennessee
COUNTY OF Davidson

The undersigned Affiant hereby swears or affirms that the actual consideration for this transfer is $ 0.

Gloria A. Rucks
Affiant- Gloria A. Rucks

Sworn to and subscribed before me this 2nd day of July, 2020.

My Commission Expires March 8, 2022
Notary Public

My Commission Expires: _____

My Commission Expires
May 9, 2023

CODY DENTON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

"No title examination has been made by the preparer and McColpin & Coffman PLLC, shall not be liable for the status of title to the property, the tax consequences or legal effect of the deed, or the accuracy of such information and/or property description. By their signatures hereon and/or acceptance of the document, the parties acknowledge that McColpin & Coffman PLLC has prepared this instrument upon information furnished, examined and proof read by the parties. The parties have also been advised to carefully proof read the document and if any errors are found after the recording of the document, the parties will pay for the preparation and filing of any corrections."