Karen Johnson Davidson County
Batch# 443854 DEEDQC
07/24/2020 12:27:17 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20200724-0081601

File No.

QUITCLAIM DEED

STATE OF TENNESSEE
COUNTY OF Williamson

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

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th day of July, 2020.

Notary Public

MY COMMISSION EXPIRES: My Commission Expires January 3, 2023

(AFFIX SEAL)

MELISSA D. JACKSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Athens Title & Escrow LLC
5115 Maryland Way
Brentwood, Tennessee 37027
This instrument was prepared by information furnished by the parties herein.

No Warranty of Title either expressed or implied, see Deed Disclaimers

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mitch Kinder Development, LLC	same	MAP 133 13 PARCEL 72
(NAME) 6219 Bridlewood Lane	(NAME)	
(ADDRESS) Brentwood, TN 37027	(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 CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I,

Flora M. Rucker, un-married

HEREINAFTER CALLED THE GRANTOR(S), DO (ES) HEREBY **QUITCLAIM** , AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Mitch Kinder Development, LLC, a Missouri limited liability company,

HEREINAFTER CALLED THE GRANTEE(S), ITS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

LAND in Davidson County, Tennessee, being Lot No. 107 on the plan of Section 1, Abby Hall, of record in Book 2331, page 18, Register's Office for said County.

SAID Lot No. 107 fronts 88.0 feet on the southerly margin of Inwood Drive and extends back between parallel lines, 190.0 feet, to a dead line in the rear.

Being the same property conveyed to Thomas G. Rucker and wife, Flora M. Rucker, by Warranty Deed from Mattie M. Phipps, a widow who has not remarried, dated February 16, 1990 and filed of record February 20, 1990 in Book 8048, Page 615, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Charles V. Phipps and wife, Mattie M. Phipps by Warranty Deed from E.L. Edwards, Jr., Trustee, of record in Deed Book 5219, page 26, Register's Office for Davidson County, Tennessee. The said Charles V. Phipps died February 2, 1990.

Thomas G. Rucker Sr., having predeceased his wife on September 21, 2004, leaving her sole owner by operation of law.

Pursuant to Tenn. Code Ann. S 66-24-121 (a), the legal description is the same as in the previous deed of record.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ property, known as 535 Inwood Drive, Nashville, TN 37211
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hands this 24th day of July, 2020.

Flora M. Rucker

Flora M. Rucker

STATE OF TENNESSEE

COUNTY OF Davidson

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named Flora M. Rucker the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand at office this 24th day of July, 2020.

Commission expires: My Commission Expires January 3, 2023

Notary Public

MELISSA D. JACKSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Deed Disclaimers

Preparer of this instrument is NOT a Closing Agent under Section 6045 of the Internal Revenue Code, as Amended by the Tax Reform Act of 1986, or Otherwise Amended, in Relation to the Real Property Conveyed Herein.

Preparer of this Instrument Was Provided ALL Information by the First Party and/or prepared this Instrument based on the prior Deeds and Releases of record. Preparer has not performed a title search on the Real Property and makes NO Representations Concerning the Accuracy of Such Information in Relation to the Real Property Conveyed Herein.

Preparer of this Instrument Makes NO Warranties as to the Merchantability or Status of Title in Relation to the Real Property Conveyed Herein.