Karen Johnson Davidson County
Batch# 693440 DEEDQC
08/09/2021 01:22:32 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20210809-0107025

Prepared By:
Ms. Jenese Henry
1045 Capitol Pt
Nashville, Tennessee 37203

After Recording Return To:
Morris Rucker, Jr.
1105 38th Avenue North
Nashville, TN 37209

,

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or true value, whichever is greater for this transfer is
$ 0 Affiant
Subscribed and sworn before me this the
9 **Day of** Aug, 2021.
A. Hayes, **Deputy Register**

TAX PARCEL ID #: 091-04-0-016.00

QUIT CLAIM DEED

Grantor's Address:
Mr. Morris Rucker, Jr
1105 38th Ave. North
Nashville, Tennessee 37209

Mail Subsequent Tax Bills To:
same

BE IT KNOWN BY ALL, that Mr. Morris Rucker, Jr, *("Grantor")* **whose address is** 1105 38th Ave N, Nashville, Tennessee 37209, hereby ***REMISES, RELEASES AND FOREVER QUITCLAIMS TO*** Morris Rucker, Jr., Jeantella Endsley, Shelia Rucker, Michael Rucker, Bernita Roper, Anthony Rucker, Jenese Henry, Dorothy Rucker Townsel, and Leonard Rucker *("Grantee(s)")*, all right, title, interest and claim to the following real estate property located at 1105 38th Ave N in the City/Township of Nashville, located in the County of Davidson and State of Tennessee and zip code of 37209, to-wit:

Land in the 8th formerly the 12th Civil District of said County being Lot #27 on the Plan of George I. Waddey's State Normal Subdivision not of record described according to a survey made by W.B. Southgate, Surveyor, June 1916 as follows: Beginning on the westerly margin of 38th Ave. No. at the northeast corner of lot no. 26 on said plan, said point being 200 feet northerly from the northwest corner of said 38th Ave. North and Centennial Blvd.; thence with the line between said lots Nos. 26 and 27, westerly 150 feet to an alley, thence with the westerly margin of said alley northwardly 50 feet to the southwest corner of lot NO. 28 on said plan, thence with the line between said lots Nos.

Being the same property conveyed to Juanita Rucker, being one and the same person as Jannie Juanita Rucker, now deceased, by quitclaim deed from Ben Knight, Leonard M. Knight, Langston Still and Betty A. Woody, of record in Book 7888, page 117, Register's Office, Davidson County, Tennessee. The said Juanita Rucker died intestate leaving Morris Rucker, Jr., Shelia Rucker, Michael Rucker, Bernita Moore, Anthony Rucker, Jenese Elaine Henry, Dorothy Rucker Townsel,

Leonard Rucker and Jeantella Endsley as her sole surviving heirs, as established by Affidavit of Heirship, recorded as Instrument No. 20070919-0112172, Register of Deeds Office, Davidson County, Tennessee.

The above legal description is identical to the legal description in the previous deed of record.

This is improved property, located at 1105 38th Avenue North, Nashville, TN 37209.

FOR VALUABLE CONSIDERATION, in the amount of $0.00 dollars, given in hand, and for other good and valuable consideration the receipt and sufficiency of which is hereby acknowledged.

BE IT FURTHER KNOWN, that this transfer shall be effective as of 07/14/2021, and that the Grantor makes no promises as to ownership of title to the above-referenced Property, but simply agrees to transfers whatever interest the Grantor has in it to the Grantee.

~~***TO HAVE AND TO HOLD*** all of Grantor's right, title and interest in and to the above described Property is hereby transferred unto the Grantee, Grantee's heirs, administrators, executors, successors and/or assigns forever; so that neither Grantor nor Grantor's heirs, administrators, executors, successors and/or assigns shall have, claim or demand any right or title to the aforesaid property, premises or appurtenances or any party thereof~~. J. H

Morris Rucker, Jr.

Morris Rucker, Jr.

Jeantella Endsley

Jeantella Endsley

Shelia Rucker

Shelia Rucker

Michael D Rucker

Michael Rucker

Bernita Roper

Anthony Rucker

Jenese Elaine Henry

Dorothy Rucker Townsel

Leonard Rucker

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The foregoing Quit Claim Deed was acknowledged before me on 7-20-2021 by Mr. Morris Rucker, Jr, who is personally known to me or who has produced a valid driver's license and/or passport as identification, and such individual(s) having executed aforementioned instrument of his/her/their free and voluntary act and deed.

IN WITNESS THEREOF, to this Quit Claim Deed, I set my hand and seal.

Signed, sealed and delivered in the presence of:

NOTARY PUBLIC

My Commission expires: 7-9-2024

ANGEL SIMS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-9-2024

STATE OF TENNESSEE