AFTER RECORDING RETURN TO:
GODEEDS, INC.
Attn: LegalZoom Dept.
8940 Main Street
Clarence, NY 14031
File No. 551319365-70059243

Karen Johnson Davidson County
Batch# 741946 DEEDQC
10/22/2021 02:36:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20211022-0142421

This document prepared by:
JOHN O. WINDSOR, ESQ. Bar # 102155
1775 Lelia Drive Suite E (2nd floor)
Jackson, MS 39216
866-333-3081

Tax ID No.: 092-02-0-410

QUIT CLAIM DEED

THIS DEED made and entered into on this 12 day of October, 20 21, by and between **Anderson Rucks, Jr., a single man**, a mailing address of 3845 Buena Vista Pike, Nashville, TN 37218, hereinafter referred to as Grantor(s) and **Jon Rucks, Sr.**, a mailing address of 330 Pennington Centre Blvd Apt 353, Nashville, TN 37214, hereinafter referred to as Grantee(s).

WITNESSETH: That the said Grantor(s), for and in consideration of the sum of ZERO and NO/100 ($0.00) DOLLARS, do this day remise, release, quitclaim and convey to the said Grantee(s) the following described real estate located in Davidson County, TENNESSEE:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION

Also known as: 2421 Alameda Street, Nashville, TN 37208

SUBJECT TO EASEMENTS, COVENANTS, CONDITIONS, RESTRICTIONS, RESERVATIONS, AND LIMITATIONS OF RECORD, IF ANY.

Being the same property conveyed to the Grantor(s) in a prior Deed recorded under Book 5029 Page 985, recorded on 05/28/1976 in Davidson County, TENNESSEE.

And that said conveyance does not render the Grantor(s) insolvent nor is it for the purpose of defrauding any of the creditors of the Grantor(s).

IN WITNESS WHEREOF, the said Grantor(s) has/have signed and sealed this deed, the day and year above written.

Anderson Rucks, Jr.

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned notary public of the aforesaid County and State, Anderson Rucks, Jr., the within named bargainer, 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, at offices, the 12th day of October, 2021

Notary Public
My Commission expires: 05/09/2023

KRYSTAL VALCARCEL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

VALUATION AFFIDAVIT

I, hereby swear or affirm that to the best of knowledge, information, and belief of the Affiant, that the actual consideration for this transfer is $0.00.

Affiant

STATE OF Tennessee
COUNTY OF Davidson

Sworn to before me this 12th day of October, 2021.

Notary Public
My Commission Expires: 05/09/2023

KRYSTAL VALCARCEL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Name and address for person(s) responsible for taxes:

Jon Rucks, Sr.
330 Pennington Centre Blvd Apt 353
Nashville, TN 37214

Name and address of property owner:

Jon Rucks, Sr.
330 Pennington Centre Blvd Apt 353
Nashville, TN 37214

EXHIBIT A
LEGAL DESCRIPTION

A certain Tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 97 and part of Block 8, on the Map of the Subdivision of the Hefferman Place, as of record in Book 161, page 138, Register's Office for Davidson County, Tennessee.

Said Lot No. 97 fronts 50 feet on the southerly side of Alameda Street, and runs back between parallel lines 140 feet to an alley.

APN: 092-02-0-410

PROPERTY COMMONLY KNOWN AS: 2421 Alameda Street, Nashville, TN 37208

TRUE COPY CERTIFICATION

I, Frank Dec, do hereby make oath that I am a licensed attorney and the custodian of the original version of the electronic document tendered for registration herewith and executed on 10/12/2021 and authenticated according to law.

Dated: 10/2192021

Signature

STATE OF NEW YORK

COUNTY OF ERIE

On the 21st day of OCTOBER, 20 21, personally appeared before me, JIM ROALDI, a notary public for this country and state, FRANK DEC, who acknowledges that this certification of an electronic document is true and correct and who signature I have witnessed.

Notary Public's Signature

My Commission Expires 6/6/2025

Notary's Seal

JAMES ROALDI
NOTARY PUBLIC, STATE OF NEW YORK
Registration No. 01RO6128100
Qualified in Erie County
Commission Expires June 06, 2025