Karen Johnson Davidson County
Batch# 756226 DEEDQC
11/16/2021 01:36:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20211116-0152556

THIS INSTRUMENT PREPARED BY:

Wagon Wheel Title & Escrow, LLC
204 South 11th Street
Nashville, TN 37206
615.650.5100

This deed is prepared with information provided by the client/owner without the benefit of a title search and/or examination.

QUITCLAIM DEED

Address of New Owner(s):	Send Tax Bills to:	Map & Parcel:
Tracey Ruff 5328 Forest Acres Drive Nashville, TN 37220	CARDINAL FINANCIAL 3701 ARCO CORPORATE DRIVE, SUITE 200 CHARLOTTE, NC 28273	160-05-0-010.00

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00), cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **Paul Ruff, II, a married man an Tracey Ruff, a married woman** by these presents do hereby quitclaim and convey unto **Tracey Ruff, a married woman** heirs, successors and assigns, all his/her/their right, title and interest in and to the following described tract of land:

Land in Davidson County, Tennessee, being Lot No. 94 on the Plan of Oak Hill Estates, Section One, as of record in Book 3700, Page 118-120, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description thereof.

Being the same property conveyed to Paul Ruff and Tracey Ruff, husband and wife, by deed dated July 30, 2008, and recorded August 4, 2008, from Eunice W. Doty, Trustee of Dotty Living Trust, dated October 4, 2000, of record in Instrument Number 20080804-0080239, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Paul Ruff, II and Tracey Ruff by Quitlcaim Deed from Tracey Ruff and Paul Ruff, dated _____ and recorded_____ in Instrument 202111160152554**, Register's Office for Davidson County.**

Property Address: 5328 Forest Acres Drive, Nashville, TN 37220

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $ 0.00.

Subscribed and sworn to before me this the 15th day of November, 2021.

Affiant

My commission expires:
(Affix Seal)

Notary Public

BRITNEY WEISGERBER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES SEPTEMBER 02, 2024

IN WITNESS WHEREOF, the undersigned has executed this Quitclaim Deed on this 29th day of October, 2021.

Paul Ruff, II

Tracey Ruff

STATE OF TN
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named **Paul Ruff,II and Tracey Ruff,** with whom I/We am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this the 29th day of October, 2021.

Notary Public

My Commission Expires: 3-3-25

STEVE MORRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-03-2025

Tennessee Certification of Electronic Document

I, Steven T. Morris, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 11/11/2021 (date of document).

Affiant Signature

11/11/2021
Date

State of TN

County of DAVIDSON

Sworn to and subscribed before me this 11th day of November, 2021.

Notary's Signature

ELIZA WHITFIELD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MAY 5, 2025
NOTARY'S SEAL

MY COMMISSION EXPIRES: 5-5-2025