This Instrument Prepared From
Information from the Parties By:
Attorney Racquel Peebles,
511 Enon Springs Road, East
Smyrna, TN 37167

NAME OF NEW OWNER(S)	SEND TAX BILLS TO:	Map - Group - Parcel
Nedra L. Rucker & Terra L. Rucker	Same	Property 1- 081 06 0 333.00
PO Box 282373		Property 2- 161 00 0 178.00
Nashville, TN 37228		

Karen Johnson Davidson County
Batch# 828298 DEEDWARR
03/24/2022 03:48:57 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20220324-0034338

QUITCLAIM DEED

STATE OF TENNESSEE)
COUNTY OF RUTHERFORD)

FOR AND IN CONSIDERATION of the sum of TEN ($10.00) DOLLARS, cash in hand paid, the receipt of which is hereby acknowledged, and other good and valuable consideration;

I, the undersigned, **BETTYE J. RUCKER** hereby quitclaims unto **NEDRA L. RUCKER and TERRA L. RUCKER, as joint tenants with right of survivorship** all of my right, title and interest in and to certain tracts or parcels of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

PROPERTY 1

A tract of land in the 8th, formerly the 13th Civil District of said County, being part of Lot No. 17 on the plan of the Nichol Property, as of record in Book 31, Page 603, Register's Office for the said County, described as follows:

BEGINNING at a point on the westerly margin of 24th Avenue North, 277 feet south of the southerly margin of the New Hydes Ferry Road; thence with the westerly margin of 24th Avenue North southwardly 56 feet to the northerly margin of an alley; thence with said alley westwardly 200 feet to the easterly line of the Mamie Santi Hall property; thence with said line northwardly 44 feet to a point 177.5 feet south of the southerly margin of an alley; thence eastwardly 200 feet to the beginning.

BEING the same property conveyed to William D. Rucker and wife, Bettye J. Rucker from William D. Rucker and Bettye J. Rucker by Quitclaim Deed dated February 17, 2012 in Instrument Number 2012227-0016502, Register's Office of Davidson County, Tennessee. The said William Rucker having died on June 3, 2020 leaving Bettye J. Rucker the sole tenant by the entirety.

This is improved property known as 2013 24th Avenue North, Nashville, TN.

PROPERTY 2

Being part of a tract of land in the 6th, formerly the 8th, Civil District of Davidson County, Tennessee, being lot "D" on the plan of the lands of W. G. Hill, deceased, as of record in Minute Book 1, page 82, County Court for said County, described as follows:

Beginning at an iron pin on right of way of Edmonson Pike, thence South 86 degrees 00 minutes East 871.20 feet to an iron pin, thence South 03 degrees 29 minutes West 150.00 feet to an iron pin, thence North 86 degrees 00 minutes West 871.20 feet to an iron pin on right of way of Edmonson Pike, thence North 03 degrees 29 minutes East 150.00 feet to the beginning. Containing 3.00 acres more or less according to a Survey by Jack Underwood, May 6, 1976.

Being part of the same property conveyed to William D. Rucker and wife, Bettye J. Rucker from William D Rucker and Bettye J. Rucker by Quitclaim Deed dated February 17, 2012 in Instrument Number 2012227-0016502, Register's Office of Davidson County, Tennessee. The said William Rucker having died on June 3, 2020 leaving Bettye J. Rucker the sole tenant by the entirety.

This is improved property known as 5454 Edmondson Pike, Nashville, TN.

Each said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.

IN WITNESS whereof, I have hereunto set my signature, this 17th day of March, 2022.

Bettye J. Rucker
BETTYE J. RUCKER

STATE OF TENNESSEE)
ss.
COUNTY OF RUTHERFORD)

Personally appeared before me, the undersigned authority, a Notary Public in and for said county and state, the within named **BETTYE J. RUCKER**, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the foregoing (QUITCLAIM DEED) instrument for the purposes therein contained.

WITNESS MY HAND AND OFFICIAL SEAL this the 17th day of March, 2022.

SUZANNE CORNWELL STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD

Suzanne Cornwell
Notary Public

My commission expires: 1/19/2025

I hereby swear or affirm that the actual consideration given for this transfer is $0.00.

Nedra L. Rucker
Affiant

Sworn to and subscribed before me this the 17th day of March, 2022.

SUZANNE CORNWELL STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD

Suzanne Cornwell
Notary Public

My commission expires: 1/19/2025