Karen Johnson Davidson County
Batch# 843525 DEEDQC
04/21/2022 12:13:24 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20220421-0046271

Prepared By:

Name: Belinda Ruch
Address: 2813 Noonan Drive, Nashville
State: Tennessee Zip Code: 37206

After Recording, Mail Document To Owner/Responsible Taxpayer

Name: James Ruch and Shannon Stapleton
Address: 2513 Barclay Drive, Nashville
State: Tennessee Zip Code: 37206

Tax Parcel ID #: 08312006200

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or true value, whichever is greater for this transfer is
$ 10.00
Belinda B. Ruch, **Affiant**
Subscribed and sworn before me this the
21 **Day of** April, 2022.
Brandi Wiser, **Deputy Register**

Space Above This Line for Recorder's Use

TENNESSEE QUIT CLAIM DEED

STATE OF TENNESSEE

DAVIDSON COUNTY

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of the sum of ten dollars and zero cents ($10.00) in hand paid to Belinda Ruch, and Robert James Ruch, a married couple, residing at 2813 Noonan Drive, Nashville, Tennessee 37206, County of Davidson, City of Nashville, State of Tennessee (hereinafter known a the "GRANTORS") hereby remise, release and forever quitclaim to James Conrad Ruch and to Shannon Nicole Stapleton, a married couple, both residing at 2513 Barclay Drive, Nashville, Tennessee 37206 (hereinafter known as the "Grantees") as joint tenants with full rights of survivorship all the rights, title, interest, and claim in or to the following described real estate, situated in Davidson County, Tennessee, to-wit:

Land in Davidson County, Tennessee, being Lot 32, EASTLAND ACRES, SECTION 1, as shown on plat of record in Plat Book 2133, Page 103, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed by Warranty Deed from Dennis Ray Layne, single, to Tom Wiser and wife, Hannah Wiser, and Jared Lomax, married, as Tenants in Common as recorded on the 3rd day of December, 2013 in Instrument No. 20131203-0122895; Quitclaim Deed from Herman Thomas Layne to Dennis Ray Layne as recorded on the 1st day of July, 2011 in Instrument No. 20110701-0050881 and Warranty Deed from William L. Henderson and wife, Louise G. Henderson to H.T. Layne and wife, Christine Layne as recorded on the 17th day of December, 1954 in Deed Book 2336, Page 117, in the Register's Office of Davidson County, Tennessee.
Current Source of Title: 20140602 - 0047116
To have and to hold, the same together with all and singular the appurtenances and hereditaments thereunto belonging or in anywise appertaining, and all the estate, right, title, interest and claim attached to the property unto the Grantees, Grantees' heirs and assigns, forever. BBR

IN WITNESS WHEREOF the Grantors have executed this Instrument this 21 day of April, 2022.

Belinda B. Ruch
Signature

Name: Belinda Ruch

Signature

Name: Robert James Ruch

Grantors Acknowledgement

STATE OF TENNESSEE

COUNTY OF: DAVIDSON

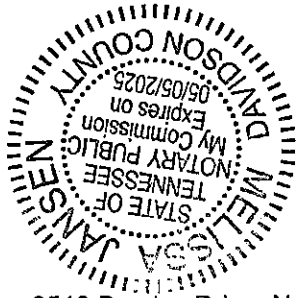
Before me, Melissa Janson, a Notary Public in and for the said state and county, duly commissioned and qualified, personally appeared Belinda Ruch and Robert James Ruch, known to me (or proven to me on the basis of satisfactory evidence) to be the persons described in and who executed this Quit Claim Deed, and acknowledged that they executed this Quit Claim Deed with lawful authority as a free and voluntary act.

WITNESS my hand and Notarial Seal at office this 21st day of April, 2022

Melissa Janson
Notary Public, State of Tennessee

County of: DAVIDSON

My commission expires: 5/5/25



Register's Fee: _____

Mail Tax Notice to: James Conrad Ruch and Shannon Stapleton, 2513 Barclay Drive, Nashville, TN 37206

Parcel No.: 08312006200