Karen Johnson Davidson County
Batch# 871685 DEEDQC
06/15/2022 10:02:20 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20220615-0068227

Prepared by:
Cain & Associates, PLLC
7105 Crossroads Blvd ste 101
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $0

Affiant

Subscribed and sworn to before me, this 20 day of May 2022.

Notary Public
My commission expires: 6.23.25

JONATHON TRISTON JACOBS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

Address of New Owner:	Send Tax Bills to:	Tax Information
Bridge Equity, LLC 305 Avery Court Brentwood, TN 37027	New Owner	161-14-0-019.00

QUITCLAIM DEED

For and in consideration of the sum of one dollar & no/100 ($1.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, **Lisa Carter,** hereinafter referred to as Grantor(s), has bargained and sold, and do hereby convey, remise, release, and forever quitclaim unto **Bridge Equity, LLC, a Tennessee limited liability company,** Grantee(s), it's heirs and assigns, the trust's entire right, title, and interest in and to the real property described as follows:

Land in Davidson County, Tennessee, being Lot No. 2 on the plan for the Orrin W. Rucker Subdivision of record in Book 7900, page 511, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description.

Being a part the same property conveyed to Orrin W. Rucker and wife, Jeanie C. Rucker by Warranty Deed from James Everett Rucker and wife, Maggie Kidd Rucker dated May 13, 1965 of record in Book 3890, page 659, Register's Office for Davidson County, Tennessee. Further, being part of the same property conveyed to Orrin W. Rucker and wife, Jeanie C. Rucker by Warranty Deed from Joseph C. Rucker and wife, Mai Ella Rucker, dated August 24, 1973 of record in Book 4712, page 872, Register's Office for Davidson County, Tennessee. The said Orrin W. Rucker having since died on July 30, 2015, vesting fee simple title in the wife, Jeanie C. Rucker as surviving tenant by the entirety. The said Jeanie C. Rucker having since died on April 16, 2021 being survived by two children, Hazel C. Rucker and Orina Rucker as attested on Affidavit of Heirship of record as Instrument No. 20220203-0012786, Register's Office for Davidson County, Tennessee. The said Hazel C. Rucker having since died on November 16, 2016 being survived by no children as attested on Affidavit of Heirship of record as Instrument No. 20220203-0012785, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Lisa Carter by Warranty Deed from Orina Rucker dated January 31, 2022 of record as Instrument No. 20220203-0012787, Register's Office for Davidson County, Tennessee.

Being also described as: **15444 Old Hickory Blvd, Nashville, TN 37211.**

This Instrument was prepared without the benefit of a Title search and should not be relied upon as representation of Title.

This instrument and the interest released and quitclaimed are subject to limitations, restrictions and encumbrances as may affect the premises.

This property is not a marital residence and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. 26-2-307, or other similar statute.

Lisa Carter

STATE OF TENNESSEE COUNTY OF WILLIAMSON

On this 19th day of May, 2022, before me personally appeared Lisa Carter , to me known, (or proved to me on the basis of satisfactory evidence), to be the person or persons), described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 19th day of May, 2022.

Notary Public

My commission expires: 6-17-2024

