Karen Johnson Davidson County
Batch# 902956 DEEDQC
08/12/2022 02:11:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20220812-0091926

This Instrument Prepared by & Return to: Providence Title, LLC
25 Century Blvd, Suite 402, Nashville, TN 37214

QUIT CLAIM DEED

FOR AND IN CONSIDERATION of the sum of One Dollar and no/100 ($1.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, the undersigned, **Fredina Rucker** ("Grantor"), a married woman, hereby sell(s), remise(s), release(s), convey(s), and quit claim(s) unto **Edward Rucker,** (Grantee), all of her rights, title, and interests in the following described real property, to wit:

Land in Davidson County, Tennessee, being Lot No. 11 on the Plan of T. M. Stegers Clifton Pike Subdivision of the Barrow Place, as of Record in Book 421, Page 112, Register's Office for Davidson County, Tennessee.

Said Lot No. 11 fronts 40 feet on the Southerly side of Clifton Pike and runs back between parallel lines 125 feet to an alley.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the property. The parties hereto acknowledge that this document was prepared without the benefit of a title search and or survey.

Being all or part of the same property conveyed to Grantor herein by Quit Claim Deed of record at Instrument Number **20050725-0086095** in said Register's Office.

Charles Henry Rucker joins in this conveyance to transfer any and all interest has in the above described property as the spouse of Fredina Rucker.

IN TESTIMONY WHEREOF we have executed this instrument the 12 day of **August, 2022.**

Fredina Rucker
Fredina Rucker

Charles Henry Rucker
Charles Henry Rucker

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public in and for said state and county, **Fredina Rucker and Charles Henry Rucker**, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 12 day of **August, 2022.**

Cari Allen
NOTARY PUBLIC
MY COMMISSION EXPIRES: 1-6-25

CARI ALLEN
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 01/06/2025
DAVIDSON COUNTY

For recording information only

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that to the best of affiant's knowledge, belief and information, the actual consideration for the transfer is **$0.00**.

AFFIANT

SUBSCRIBED AND SWORN before me this the 12 day of **August, 2022.**

NOTARY PUBLIC
MY COMMISSION EXPIRES: 1-6-25

CARI ALLEN
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on
01/06/2025
DAVIDSON COUNTY

PROPERTY ADDRESS:	**2821 Clifton Ave** **Nashville, TN 37209**
TAX PARCEL NO.:	092 06 0 392.00
PROPERTY OWNER:	**Edward Rucker** 2281 Beverly Gail Rd. Pleasantview, TN 37146
MAIL TAX BILLS TO:	**Edward Rucker** 2281 Beverly Gail Rd. Pleasantview, TN 37146

Certificate of Authenticity

I, Holly A Mason, 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 8/12/22.

Affiant Signature

8/12/22
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 12th day of August, 2022.

Notary's Signature

(Notary Seal)

JACQUELINE G BROWN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 11/3/25