Karen Johnson Davidson County
Batch# 950342 DEEDQC
12/12/2022 11:30:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20221212-0128819

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 Arlo 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, **Tracey Ruff,** by these presents does hereby quitclaim and convey unto **Tracey Ruff and Hunter Ruff-Matthews, as tenants in common with rights of survivorship,** his/her/their 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 Tracey Ruff by deed dated November 1, 2021, and recorded November 16, 2021, from Paul Ruff II, a married man, and Tracey Ruff, a married woman, of record in Instrument Number 20211116-0152556, Register's Office for Davidson County, Tennessee.

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

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Williamson Co

The actual consideration for this transfer is $0.00.

Subscribed and sworn to before me this the
12 day of Nov 2022.

Affiant

My commission expires: July 28, 2026
(Affix Seal)

Notary Public

EARNEST ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires July 28, 2026

IN WITNESS WHEREOF, the undersigned has executed this Quitclaim Deed on this 12 day of November, 2022.

Tracey Ruff

STATE OF TENNESSEE
COUNTY OF ~~RUTHERFORD~~ Williamson Rd

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named 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 12 day of Nov, 2022.

Notary Public

My Commission Expires: July 28, 2026

EARNEST ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires July 28, 2026

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 December 12, 2022 (date of document).

Affiant Signature

December 12, 2022

Date

State of TN

County of Davidson

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

CATHERINE DESIMONE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-06-2023

Notary's Signature

MY COMMISSION EXPIRES: 11/06/2023