Karen Johnson Davidson County
Batch# 956159 DEEDQC
12/29/2022 02:10:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20221229-0133656

QUITCLAIM DEED

This instrument was prepared without the benefit of a Title Examination and on information provided by the parties. No representation regarding the state of this Title is made by the preparer.

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $10.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE TWENTY-NINTH (29TH) DAY OF NOVEMBER, 2022.

(Affix Seal) Notary Public

My Commission Expires: 07/24/2024

KEVIN TRACY WILLIAMS NOTARY PUBLIC SUMNER COUNTY TN

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:
Kevin T. Williams Attorney at Law
% Property Title Services, LLC
131 Indian Lake Road, Suite 208
Hendersonville, TN 37075

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Ruby B. and Thomas G. Rucker, Jr. Living Trust	SAME	129 08 0 052.00
1027 Percy Warner Blvd		
Nashville, TN 3720		

For and in consideration of the sum of $10.00, consisting of cash in hand paid by the hereinafter named Grantee and other good and valuable consideration, the receipt of which is hereby acknowledged, we**, Thomas G. Rucker, Jr., and Ruby B. Rucker,** hereinafter called the Grantor, have bargained and sold, and do hereby Quitclaim and convey unto **Thomas G. Rucker, Jr., and Ruby B. Rucker as Trustees of the Ruby B. and Thomas G. Rucker, Jr. Living Trust,** hereinafter called the Grantee**, its** heirs and assigns, all of our right, title and interest in and to the following described Real Property in Davidson County, State of Tennessee, described as follows, to wit:

See Attached "EXHIBIT A"

This is ( ) unimproved property:

(X) improved property known as: 1027 Percy Warner Blvd., Nashville, TN 37205

Witness my hand this twenty-ninth (29th) day of November, 2022:

Thomas G. Rucker, Jr.

Ruby B. Rucker

STATE OF TENNESSEE

COUNTY OF SUMNER

Personally appeared before me, the undersigned, A Notary Public in and for said County and State, the within named **Thomas G. Rucker, Jr., and Ruby B. Rucker,** the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the with instrument for the purposes therein contained. Witness my hand and official seal at Sumner County, Tennessee, this twenty-ninth (29th) day of November, 2022.

Notary Public

My Commission Expires: 07/24/2024

KEVIN TRACY WILLIAMS NOTARY PUBLIC AT LARGE SUMNER COUNTY TN

EXHIBIT A

Land in Davidson County, Tennessee, being Lot No. 276 on the Plan of Section I, Warner Park Valley, as of record in Book 3600, pages 12, 13 and 14, Register's Office for said County.

Said Lot No. 276 fronts 118 feet on the northerly side of Percy Warner Boulevard, and extends back 150 feet on its westerly line 104.58 feet on its easterly line, to a dead line in the rear on which it measures 126.44 feet.

Being the same property conveyed to Grantors by deed of record in Record Book 5367 Page 605 *et seq.,* Register's Office for Davidson County, Tennessee.

Tennessee Certification of Electronic Document

I, Linzi Lehn, 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 11/29/2022 (date of document).

Affiant Signature

12/29/2022
Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this 29 day of December, 2022.

ANGELA HYDE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER
MY COMM. EXPIRES 10/21/2024

Notary's Signature

MY COMMISSION EXPIRES: 10/21/24

NOTARY'S SEAL