This Instrument Prepared By:
Four Star Title, LLC
2500 N. Mt. Juliet Road
Mt. Juliet, TN 37122

Karen Johnson Davidson County
Batch# 1095613 DEEDQC
01/29/2024 03:26:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20240129-0006178

QUITCLAIM DEED

NEW OWNER:
Dr. Hubert Rucker
Hubert K Rucker III
2912 Brantley Drive
Antioch, TN 37013

SEND TAX BILLS TO:
Same As New Owner

MAP/PARCEL
150-5-254

For and in consideration of the sum of One Dollar ($1.00) cash in hand paid by GRANTEE, the receipt of which is hereby acknowledged, **Dr. Hubert Rucker,** hereinafter called the GRANTOR(S), does hereby quitclaim and convey unto **Dr. Hubert Rucker, an unmarried man and Hubert K. Rucker III, a married man,** hereinafter called the GRANTEE, all right, title and interest, they have in the property listed below:

****Affidavit of Death for Ouidalee A. Rucker recorded on August 8, 2022 in Instrument 20220826-0096710, Register's office for Davidson County, Tennessee.****

Land in Davidson County, State of Tennessee, Being Lot No. 264, on the Plan of Section 6, Cherry Hills, of record in Book 4300, Page 176, Register's Office for said County.

Said lot No. 264 fronts 90.0 feet on the northerly margin of Brantley Drive and extends back 175.41 feet on the easterly line and 130.0 feet on the westerly line to a broken line in the rear, measuring 84.02 feet thereon.

Being the same property conveyed to Dr. Hubert Rucker, by Warranty Deed dated March 12, 1996, and recorded on April 8, 1996, in Book 10007, Page 316, in the Register's Office of Davidson County, Tennessee.

This is improved property located at **2912 Brantley Drive, Antioch, TN 37013.**

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.

THIS INSTRUMENT WAS PREPARED WITHOUT A TITLE SEARCH OF THE SUBJECT PROPERTY.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, the GRANTOR has hereunder set her hand(s) this 5th day of ~~November~~ December, 2023.

Hubert K. Rucker
Dr. Hubert Rucker

STATE OF TENNESSEE
COUNTY OF WILSON

Before me, the undersigned Notary, personally appeared **Dr. Hubert Rucker**, known to me, or proved on the basis of satisfactory evidence, and who acknowledged that he is the one who executed the foregoing instrument for the purposes therein contained, as his free act and deed.

Witness my hand and official seal on this 5th day of ~~November~~ December, 2023.

Sam Henderson
NOTARY

My Commission Expires: 07-12-2025

SAM HENDERSON
Notary Public, State of Texas
Comm. Expires 07-12-2025
Notary ID 133206902

15th **IN WITNESS WHEREOF,** the GRANTOR has hereunder set her hand(s) this 15 day of ~~November~~ DECEMBER, 2023.

Hubert K. Rucker III

STATE OF TENNESSEE
COUNTY OF WILSON

Before me, the undersigned Notary, personally appeared **Hubert K. Rucker III**, known to me, or proved on the basis of satisfactory evidence, and who acknowledged that he is the one who executed the foregoing instrument for the purposes therein contained, as his free act and deed.

Witness my hand and official seal on this 15th day of ~~November~~ DECEMBER, 2023.

NOTARY

My Commission Expires: 1/28/26

KIRK HUNNICUTT STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILSON

The actual consideration for this transfer is $0.00.

AFFIANT

Subscribed and sworn to before me, this 15th day of ~~November~~ DECEMBER, 2023.

NOTARY PUBLIC

My Commission Expires: 1/28/26

KIRK HUNNICUTT STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

TRUE COPY CERTIFICATION

I, Tonya Thomas, do hereby make oath that I am a licensed attorney and/or title agent and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and certified copy of the original document executed and authenticated according to law on 12/15/23 (date of document).

Tonya Thomas 1/22/24

Affiant Signature Date

STATE OF Tennessee

COUNTY OF Wilson

Before me, the undersigned Notary in and for said County and State, personally appeared Tonya Thomas, with whom I am acquainted, of proved on the basis of satisfactory evidence, and who acknowledged that he/she executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal this 22 day of January, 2024.

NOTARY PUBLIC

Exp 1/28/26

KIRK HUNNICUTT STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

KIRK HUNNICUTT STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY