Karen Johnson Davidson County
Batch# 1097826 DEEDQC
02/05/2024 01:23:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20240205-0008009

QUITCLAIM DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th DAY OF February, 2024.

Notary Public

MY COMMISSION EXPIRES: 11-3-2025
(AFFIX SEAL)

BRITTANY LEA STEWART
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-03-2025

WG-QCD-24-2421

THIS INSTRUMENT WAS PREPARED BY
Rudy and Partners, PLLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Anderson C Rucks, JR, unmarried	**Same as new owner**	
(NAME)	(NAME)	09202041000
3845 Buena Vista Pike,		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37218		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **JON RUCKS,** hereinafter called the Grantor(s), by these presents do/does hereby convey, assign and quitclaim unto **ANDERSON C RUCKS, JR, UNMARRIED** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, all Grantor's right, title and interest in and to that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE,** described as follows, to wit:

A certain Tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 97 and part of Block 8, on the Map of the Subdivision of the Hefferman Place, as of record in Book 161, page 138, Register's Office for Davidson County, Tennessee.

Said Lot No. 97 fronts 50 feet on the southerly side of Alameda Street, and runs back between parallel lines 140 feet to an alley.

Being the same property conveyed to Jon Rucks, Sr. from Anderson Rucks, Jr., by Quitclaim Deed of record in Instrument Number 20211022-0142421 in the Register's Office for Davidson County, Tennessee.

This Instrument was prepared with information supplied by the Grantees. No title examination was performed to validate the accuracy of title. Therefore the preparer does not accept liability for this Instrument.

This is **improved** property known as: **2421 Alameda Street, Nashville, Tennessee 37208**.

Witness my/our hand(s) this the 5 day of February, 2024.

Jon Rucks

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JON RUCKS, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my/our hand(s) this the 5th day of February, 2024.

Notary Public
My Commission Expires: 11-3-2025
(SEAL)



RETURN TO:
Rudy and Partners, PLLC
2012 21st Avenue South
Nashville, TN 37212

I, Gabriel R. Lutz, 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 2/5/2024 (date of document).

Affiant Signature

Date 2/5/2024

State of New York

County of Clinton

Sworn to and subscribed before me this 5 day of February, 2024.

Notary's Signature

MY COMMISSION EXPIRES: 04/26/2027

William E Grones
Notary Public, State of New York
Reg. No. 01GR0006371
Qualified in Clinton County
Commission Expires 04/26/2027