Box 10A

Karen Johnson Davidson County
Batch # 1109486 DEEDQC
03/11/2024 10:10:47 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20240311-0016605

This Instrument Prepared By:
J. Greg Hardeman
4301 Hillsboro Road
Suite 300
Nashville, TN 37215

QUITCLAIM DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL:
Brenda Ann Rucker 1609 24th Ave. N Nashville, TN 37208	Same	Map: 81-14 Parcel: 71

KNOW ALL MEN BY THESE PRESENTS that for the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid I, John Robert Rucker Sr. and Clarence Jackson Rucker , do hereby quitclaim and by these presents do transfer and convey all of our right, title and interest unto Brenda Ann Rucker, the following tract of land in Davidson County, Tennessee described as follows:

Land in Davidson County, Tennessee, being part of Lot No. 18 on the Plan of Georgia Industrial Realty Company's North Nashville Property, as record in Book 421, Page 188, Register's Office for said County, described as follows:

Beginning at the Northwest corner of the intersection of 24th Avenue North and Burch Street; thence, with the North margin of Burch Street, westwardly 150 feet to a point; thence, northwestwardly 50 feet to a point; thence eastwardly 150 feet to a point in the West margin of 24th Avenue North; thence, with said margin southwardly 50 feet to the point of Beginning.

Being the same property conveyed to Bobbie Leggs and Mary I. Penney by Deed of record in Book 6604, Page 27, Register's Office for Davidson County, Tennessee.

The interest of Bobbie Leggs was conveyed to Mary I. Penney by Deed of Record in Book 8844, Page 470, Register's Office for Davidson County, Tennessee.

Mary I. Penney since died on January 27, 2022. She died intestate leaving three heirs at law, John Robert Rucker Sr., Clarence Jackson Rucker and Brenda Ann Rucker as evidenced by Affidavits of Heirship of record in Instrument Number 20240221-0011788, Register's Office for Davidson County, Tennessee and Instrument Number 20240221-0011789, Register's Office for Davidson County, Tennessee.

This is improved property, known as 1609 24th Avenue North, Nashville, Tennessee 37208.

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

Witness my hand this 5th day of March, 2024.

John R Rucker

John Robert Rucker Sr.

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **John Robert Rucker Sr.**, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 5th day of March, 2024.

GLENDA BURNS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-9-2026

Notary Public

My Commission Expires: 5.9.2026

Witness my hand this 5th day of March, 2024.

Clarence Jackson Rucker

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Clarence Jackson Rucker,** with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 5th day of March, 2024.

Notary Public

My Commission Expires: 5.9.2026

GLENDA BURNS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 5-9-2026

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration for this transfer is $0.00.

Brenda A. Rucker
Affiant

Subscribed and sworn to before me, this the 5th day of March, 2024.

Notary Public

My Commission Expires: 5.9.2026

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 5-9-2026