Karen Johnson Davidson County
Batch # 1118208 DEEDQC
04/03/2024 10:44:19 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20240403-0023380

**STATE OF TENNESSEE**
**COUNTY OF DAVIDSON**

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $-0-

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28 DAY OF March 2024.

Notary Public

MY COMMISSION EXPIRES 3/3/2026

(AFFIX SEAL)

JAD A. DUNCAN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES 3-3-2026

**THIS INSTRUMENT WAS PREPARED BY**
**JAD A. DUNCAN, ATTORNEY AT LAW, 161 BELLE FOREST CIR., NASHVILLE, TN 37221**

**THIS INSTRUMENT WAS PREPARED BASED SOLELY ON INFORMATION FURNISHED BY THE PARTIES NO INDEPENDENT TITLE SEARCH WAS PERFORMED.**

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| **The Velda Ann Rucker Family Trust** | **SAME** | **081-06-0 423.00** |
| (NAME) **2304 St. Louis Street** | (NAME) | |
| (ADDRESS) **Nashville, TN 37208** | (ADDRESS) | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

## ***QUITCLAIM DEED***

For and in consideration of the sum of ten dollars, I, **VELDA RUCKER, a single person,** hereinafter called the Grantor, by these presents do hereby transfer and convey unto **WENDY CORLEY, Trustee of THE VELDA ANN RUCKER FAMILY TRUST** established by **THE VELDA ANN RUCKER FAMILY TRUST AGREEMENT, Dated March 22, 2024**, and to their successors in trust, with full power to sell, transfer, mortgage and convey without signature of any beneficiary, hereinafter called the grantee, and the grantee's successors, heirs and assigns, all of the grantor's right title and interest in and to the following described tract or parcel of land, in Davidson County, State of Tennessee, to wit:

*Being all of Lot Number 22, Nichol Plan Subdivision, as shown by plat and survey of record in Plat Book 2, Page 49, of the Register's Office of Davidson County, Tennessee, to which plat reference is herby made for a more complete and accurate description of said lot.*

*Being the same property conveyed to Velda Rucker, by Special Warranty Deed from Wells Fargo Bank Minnesota N.A. as Trustee for Delta Funding Home Equity Loan Trust 1998-3, of record in Instrument No. 20041111-0135773, Register's Office for Davidson County, Tennessee.*

*Velda Ann Rucker and Velda Rucker are one and the same person for purposes of this transaction.*

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

Unimproved ( )
This is improved ( X ) property, known as: **2304 Saint Louis Street, Nashville, TN 37208.**

Witness our hands, this the 22nd day of March, 2024.

Velda Rucker
**VELDA RUCKER**

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**STATE OF TENNESSEE )**
**COUNTY OF DAVIDSON )**

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **VELDA RUCKER** to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged to be the within named individual and that she executed the within instrument for the purposes therein contained, by signing her name in such capacity.

Witness my hand and official seal, this 22nd day of March, **2024.**

My Commission Expires: 3/3/2026

Notary Public

