Karen Johnson
Batch # 1128727
04/29/2024 11:50 AM
Fees: $12.00 Taxes: $0.00

Davidson County
DEEDQC
2 pgs

20240429-0031069

PREPARED BY:
MONTE D. WATKINS
NEAL & HARWELL, PLC
1201 Demonbreun Street
Suite 1000
Nashville, TN 37203

QUITCLAIM DEED

Address New Owners As Follows:	Send Tax Bills To:	Tax ID Number:
Lula B. Tucker, LE, Terri L. Tucker Trustee of the A Blessing Trust 2126 Gains Street Nashville, TN 37207	Same	070 08 0.126.00

FOR AND IN CONSIDERATION of One Dollar ($1.00), cash in hand paid, the receipt of which is hereby acknowledged, Terri L. Tucker, Trustee of the A Blessing Trust dated April 29, 2024, the Grantor, by these presents do hereby quitclaim and convey unto Terri L. Tucker, Trustee of the A Blessing Trust, Grantee, expressly reserving a Life Estate to Lula B. Tucker , and to the Trustees heirs, successors and assigns, all its right, title and interest in and to the following described tract of land:

A certain tract or parcel of land in Davidson County, Tennessee; Lot No. 67 in Free Silver Plan as recorded in Book 161, Page 76, Register's Office for said County.

Said Lot No. 67 fronts 25 feet on Gains Street and runs back between parallel lines 125 feet to an alley.

Being the same property conveyed to Terri L. Tucker by quitclaim deed from Lula B. Tucker, reserving a Life Estate for Lula B. Tucker of record instrument number 20230718-0055213, Register's Office of Davidson County, Tennessee.

This is improved property known as 2126 Gains Street, Nashville, TN 37207.

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

Witness my hand this 29th day of April, 2024.

Terri L. Tucker

Terri L. Tucker

{Legal/99915/FORMS/00536877.DOC }

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, Brianna D. Irwin, a Notary Public in and for the County and State aforesaid, personally appeared Terri L. Tucker, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she, executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal, at my office in Nashville, Tennessee, this the 29th day of April, 2024.

Brianna D. Irwin
Notary Public

My Commission Expires: 7/9/2024

BRIANNA D. IRWIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-9-2024

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $0.00.

Terri L. Tucker
AFFIANT

Subscribed and sworn to before me, this 29th day of April, 2024.

Brianna D. Irwin
Notary Public

My commission expires: 7/9/2024

BRIANNA D. IRWIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-9-2024