QUITCLAIM DEED

CAMILLE WOODS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-20-2028

SG-QCD-24-1117

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Frederick Harris
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21 DAY OF June, 2024.

Camille M Woods
Notary Public

MY COMMISSION EXPIRES: 3.20.28

Karen Johnson Davidson County
Batch # 1149846 DEEDQC
06/24/2024 02:10:46 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20240624-0046900

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	5)
Harris Construction & General Services, LLC, a Tennessee Limited Liability Company	**SAME AS NEW OWNER**	
(NAME)	(NAME)	**04116008600**
1403 Riverside Drive,		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206		
(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, MARRIED,** hereinafter called the Grantor(s), by these presents do/does hereby convey, assign and quitclaim unto **HARRIS CONSTRUCTION & GENERAL SERVICES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY** 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:

Land in Davidson County, Tennessee, being Lot No. 1 on the Plan of Bellshire Estates, Section V, Revision I, Final Plat of record in Instrument No. 20200812-0089755, Register's Office for said County, to which recird refrence is hereby made for a more complete description of the property.

Being a portion of the same property conveyed to Vernon T. Keesee, Jr. by deed dated 06/11/2019, from Eunice F. Thompson, of record in Instrument No. 20190614-0057232, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Jon Rucks by Warranty Deed dated 02/07/2024, from Vernon T. Keesee, Jr., unmarried, of record in Instrument No. 20240208-0008859, Register's Office for Davidson County, Tennessee. The said property has only ever been investment property for the Grantor.

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: **1117 Westchester Drive, Nashville, Tennessee 37207**.

Witness my/our hand(s) this the 21 day of June, 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 hand and official seal, this the 21 of June, 2024.

Notary Public
My Commission Expires: 3.20.28
(SEAL)

CAMILLE WOODS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-20-2028

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212