QUITCLAIM DEED

THIS INSTRUMENT PREPARED BY:
Andrew M. Thompson, Attorney
McDonnell and Associates, PA
2442 Devine Street, Columbia, SC 29072
FILE: TN-24647228

Karen Johnson Davidson County
Batch# 1201297 DEEDQC
11/05/2024 10:51:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20241105-0085788

SEND TAX BILLS TO: NEW OWNER
Name of New Owner(s): **Hubert Rucker**
Address of New Owner(s): **2912 Brantley Drive, Antioch, TN 37013**

Property ID NUMBER:

THIS INDENTURE, made and entered into this 29th day of October, 2024, by and between **Hubert K. Rucker III, a married Man, and Hubert Rucker, a married Man,** party of the first part, and **Hubert Rucker,** party of the second part,

WITNESSETH: That for and in consideration of Ten Dollars and No Cents ($10.00), cash in hand paid, the receipt of all of which is hereby acknowledged, GRANTOR has remised, released, and forever quit-claimed her interest subject to the easements, restrictions, reservations, and conditions herein contained and by these presents do forever remise, release, and forever quit claim unto the GRANTEE all his right, title, and interest whatsoever, both at law and in equity, in all that certain lot, tract or parcel of land, together with the improvements thereon and the appurtenances thereunto belonging the following described real estate, situated and being in the City of Antioch, County of Davidson, State of Tennessee, and being more particularly bounded and described as follows:

See Attached Exhibit "A"

For Information Purposes Only:

TMS: 150 05 0 254.00

Property Address: 2912 Brantley Drive, Antioch, TN 37013

This conveyance is subject to 2024 Davidson County Property Taxes and any applicable municipal taxes, zoning, setback requirements and general utility, sewer, and drainage easements of record, subdivision and/or condominium declarations, covenants, restrictions, easements, leases and other encumbrances of record.

MCD 74270923 QC101 01 0405

WITNESS the signature of the said party of the first part the day and year first above written.

Hubert Rucker

STATE OF Texas

COUNTY OF Dallas

Acknowledgement

On this 29th day of October, 2024, before me personally appeared Hubert Rucker, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand and seal, this 29th day of October.

Signature of Notary Public

MONDALE ONUOHA
Notary Public, State of Texas
Comm. Expires 02-16-2025
Notary ID 131007612

AFFIDAVIT OF CONSIDERATION

MCD 74270923 QC101 01 0405

The Affiant hereby swears or affirms that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is **$207,800.00** which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale. See TN Code Section 66-5-209. Transfer Taxes due and owing on this transfer are **$0.00 (exempt), exemption reason – § 66-5-209(5)**

Affiant

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

Notary Public Signature
My commission expires: 02/14/2025

MONDALE ONUOHA
Notary Public, State of Texas
Comm. Expires 02-16-2025
Notary ID 131007612

MCD 74270923 QC101 01 0405

202411050085788

EXHIBIT A - LEGAL DESCRIPTION

Tax Id Number(s): 150 05 0 254.00

Land situated in the County of Davidson in the State of TN

LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, BEING LOT NO. 264, ON THE PLAN OF SECTION 6, CHERRY HILLS, OF RECORD IN BOOK 4300, PAGE 176, REGISTER'S OFFICE FOR SAID COUNTY.

SAID LOT NO. 264 FRONTS 90.0 FEET ON THE NORTHERLY MARGIN OF BRANTLEY DRIVE AND EXTENDS BACK 175.41 FEET ON THE EASTERLY LINE AND 130.0 FEET ON THE WESTERLY LINE TO A BROKEN LINE IN THE REAR, MEASURING 84.02 FEET THEREON.

NOTE: The Company is prohibited from insuring the area or quantity of the land. The Company does not represent that any acreage or footage calculations are correct. References to quantity are for identification purposes only.

Commonly known as: 2912 Brantley Dr, Antioch, TN 37013-5205

THE PROPERTY ADDRESS AND TAX PARCEL IDENTIFICATION NUMBER LISTED ARE PROVIDED SOLELY FOR INFORMATIONAL PURPOSES.

Being the same property conveyed to Dr. Hubert Rucker, an unmarried man and Hubert K. Rucker III, a married man, by deed dated December 5, 2023 of record in Deed Instrument/Case No. 20240129-0006178, in the County Clerk's Office.

Tennessee Certification of Electronic Document

I, Sam Rider, 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 10/29/2024 (date of document).

Affiant Signature

Nov 4, 2024
Date

State of Michigan

County of Wayne

Sworn to and subscribed before me this 04 day of November, 2024

Notary's Signature

MY COMMISSION EXPIRES: 6/29/2025

NOTARY'S SEAL

KELLY L. SCOTT
Notary Public, State of Michigan
County of Macomb
My Commission Expires Jun. 29, 2025
Acting in the County of WAYNE