THIS INSTRUMENT WAS PREPARED BY:
Jonathan Williams, Attorney
LARRY R. WILLIAMS, PLLC
315 Deaderick Street, Suite 1510
Post Office Box 190632
Nashville, Tennessee 37219-0632
615-256-8880

Karen Johnson
Batch # 1208935
11/27/2024 02:17:58 PM
Fees: $17.00 Taxes: $0.00
Davidson County
DEEDQC
3 pgs
20241127-0093008

ADMINISTRATOR'S QUITCLAIM DEED

Address New Owner(s) As Follows:	Send Tax Bills To:	Map/Parcel:
Ms. Bettye Rucker Ms. Nedra Rucker Ms. Terra Rucker 6219 Homeland Drive Nashville, TN 37218	New owner	147-08-002600

This instrument was drafted from information furnished by the parties. No representation or warranty is made by the preparer as to the accuracy of anything set forth herein. The parties have waived performance of a title search, title opinion letter or title insurance by the preparing attorney. The preparer makes no warranties or representations regarding the status of title to the property.

KNOW ALL PERSONS BY THESE PRESENTS, that BETTYE RUCKER, the duly-appointed Administrator, of THE ESTATE OF WILLIAM D. RUCKER deceased (the "decedent"), which estate is administered in the Circuit Court for Davidson County, Tennessee, Probate Division, case number 20P1068, for and in consideration of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, and in connection with the distribution of the estate of the decedent pursuant to Tenn. Code Ann. § 31-2-104 and the laws of intestate succession, hereby releases, remises and forever quitclaims unto BETTYE RUCKER, NEDRA RUCKER, AND TERRA RUCKER, equal, undivided one-third (1/3) interests, as tenants in common, in and to a certain tract of land in Davidson County, Tennessee, described as follows:

Approximately 43 foot on the northern line; 101 on the easterly line; 37 feet on the southern line and 100 feet on the western line.
4405 Taylor Road
.013 acres
Map & Parcel 14708002600

Being the same property conveyed to William Rucker by Sean Wells via Quitclaim Deed dated January 25, 2016, of record in instrument number 20160126-0007196.

This property is improved property known as 4405 Taylor Road, Nashville, TN 37211.

This instrument and the interest hereby quitclaimed and conveyed are subject to such limitations, restrictions and encumbrances as may affect the premises.

Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, I have hereunto set my hand on this the 26th day of November 2024.

GRANTOR:

Bettye J Rucker

BETTYE RUCKER, Administrator

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, BETTYE RUCKER, with whom I am personally acquainted, and who acknowledged that she executed the written instrument for the purposes therein contained.

Witness my hand and seal at office on this the 26th day of November 2024.

GREGORY HAZELWOOD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Gregory Hazelwood

Notary Public

My Commission Expires: 7/3/28

AFFIDAVIT OF CONSIDERATION

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is Zero ($0.00) Dollars.

Betty J. Tucker
AFFIANT

Sworn to and subscribed before me, this 26th day of November 2024.



Gregory Hazelwood
Notary Public

My Commission Expires: 7/3/28