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 Davidson County
Batch # 1208935 DEEDQC
11/27/2024 02:17:58 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20241127-0093009

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:

A certain tract or parcel of land in Davidson County, Tennessee, bound on the East by Elison running 50 feet North to Prichetts corn 100 feet West to Clark cor. 50 feet to Clark's cor. South 100 feet to Elison cor. situated in the 5th Civil District of Davidson County, Tenn. being the same property sold to Louise Clark by said H.C. Frost by quit claim deed, dated November 3, 1906 and recorded in Book No. 341, page 190. And being the same property conveyed by deed to Vois Lorraine Rucker and Maggie Rucker from Ada Davis and Robert Davis of record in Book 2157, Page 17, Register's Office for Davidson County, Tennessee.

BEING part of the same property vested in Ruth Rucker Gilmore, a 60% interest, and William D. Rucker, a 40% interest, by Agreed Order of record in Minute Book 145, Page 423, Chancery Court Clerk's Office for Davidson County, Tennessee,

and of record in Book 7445, Page 490, and Book 7504, Page 486, Register's Office for Davidson County, Tennessee.

Being the same property in which Ruth Rucker Gilmore conveyed to William Rucker her 60% interest via quitclaim deed dated February 5, 1992, of record in Book 8558, page 986, of the Davidson County Register of Deed's Office.

This property is improved property known as 4409 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.

Bettye J. Rucker
AFFIANT

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

Gregory Hazelwood
Notary Public

My Commission Expires: 7/3/28

GREGORY HAZELWOOD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON