Karen Johnson Davidson County
Batch# 1265448 DEEDQC
04/28/2025 02:28:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20250428-0032634

THIS INSTRUMENT PREPARED BY:
Wagon Wheel Title & Escrow, LLC
202 South 11th Street
Nashville, TN 37206
615.650.5100

QUITCLAIM DEED

(This quitclaim deed was prepared without the benefit of a title search)

Address of New Owner(s):	Send Tax Bills to:	Map & Parcel:
Sarah Ruccio 320 Old Hickory Blvd. Unit 2606 Nashville, TN 37221	NEW OWNER	128-12-0A-125.00-CO

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00), cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **SARAH RUCCIO HUFFMAN**, an unmarried woman, by these presents does hereby quitclaim and convey unto **SARAH RUCCIO, f/k/a SARAH RUCCIO HUFFMAN (grantor and grantee are one and the same person),** her heirs, successors and assigns, all her right, title and interest in and to the following described tract of land:

LAND in Davidson County, Tennessee being Unit No. 125, Building No. 26, on the Plan of Eagle Ridge At The Reserve, Section 8, Phase 1B, of record in Exhibit "A" Condominiums, a Horizontal Property Regime, created under Title 66, Section 27-101, et seq., as amended in Tennessee Code Annotated, and as established by a Master Deed and By-Laws, of record in Instrument No. 20011011-0110875, as Supplemented and Amended by Supplement and Amendment No. 22, to the Master Deed of Eagle Ridge at the Reserve, of record in Instrument No. 20030108-0003695, Register's Office for Davidson County, Tennessee. Reference is hereby made to the Plat of Eagle Ridge at the Reserve Condominiums as shown on Exhibit "A" to the Master Deed, of record as aforementioned, said Register's Office, for a more complete identification and description of such unit.

Being the same property conveyed to Sarah Ruccio Huffman from Brittany Vanderburg, a married woman, by Warranty Deed dated November 30, 2022, and recorded December 12, 2022, in Instrument No. 20221201-0125888, Register's Office of Davidson County, Tennessee.

This property is commonly known as 320 Old Hickory Blvd. Unit 2606 Nashville, Tennessee 37221.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $0.00.

Subscribed and sworn to before me this the 28th day of April 2025.

Affiant

My commission expires: 1-24-29
(Affix Seal)

Notary Public

COURTNEY MOORE
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF MAURY

IN WITNESS WHEREOF, the undersigned has executed this Quitclaim Deed on this 28th day of April 2025.

SARAH RUCCIO f/k/a SARAH RUCCIO HUFFMAN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named **SARAH RUCCIO**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this the 28th day of April 2025.

Notary Public

My Commission Expires: 1.24.29

COURTNEY MOORE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF MAURY

Tennessee Certification of Electronic Document

I, Steven T. Morris, 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 April 28. 2025.

Affiant Signature

28th day of April, 2025
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 28th day of April, 2025

Notary's Signature

MY COMMISSION EXPIRES: 1/24/2028

NOTARY'S SEAL

CATHERINE DESIMONE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-24-2028