Address New Owner:	Map-Parcel Numbers	Send Tax Bills To
Richard Clay Tucker and Klare Marie Essad 5144 Traceway Dr Nashville, TN 37221	**155 16 0A 148.00CO**	**SAME**
This instrument prepared by. Carter Shelton Jones, PLC 2021 Richard Jones Road, Suite 240, Nashville, TN 37215		

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00) cash in hand paid, the receipt and sufficiency of which are hereby acknowledged, **Richard C. Tucker and Klare M. Essad, husband and wife, as joint tenants with right of survivorship** (the "Grantors"), by these present hereby transfer, assign, and quitclaim to **Richard Clay Tucker and Klare Marie Essad, husband and wife, as tenants by the entirety** (the "Grantees"), Grantees' successors and assigns, all of Grantors' right, title, and interest in and to certain land in Davidson County, Tennessee, being more particularly described on EXHIBIT A attached hereto and incorporated hereby by reference (the "Property")

This is improved property known as **5144 Traceway Dr, Nashville, TN 37221**.

The Property is conveyed expressly subject to all limitations, restrictions, and encumbrances as may affect the Property.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration of this transfer is $-00-

Affiant

Subscribed and sworn to before me this 20th day of August, 2025

Notary Public

My Commission Expires 1/11/2026

Karen Johnson
Batch # 1316445
08/29/2025 08 24 29 AM
Fees $17 00 Taxes $0 00

Davidson County
DEEDQC
3 pgs

20250829-0069234

Grantors and Grantees acknowledge that this Quitclaim Deed was prepared from information in prior deeds, that no request was made that Warner Jones or Carter Shelton Jones, PLC perform a title examination; and that neither Warner Jones nor Carter Shelton Jones, PLC shall have any liability for the status of the title to the property or for the accuracy of such information

IN WITNESS WHEREOF, the Grantors have executed this Quitclaim Deed this 20th day of August, 2025.

RICHARD C. TUCKER

KLARE M. ESSAD

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Richard C. Tucker and Klare M. Essad,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged that they executed the within instrument for the purposes therein contained

WITNESS my hand and seal at office in Nashville, Tennessee, on this the 20th day of August, 2025.

Notary Public

My Commission Expires:
5/8/28

WARNER JONES
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

EXHIBIT A

(Legal Description of the Property)

Land in Davidson County, Tennessee, being Lot No. 295 on the Plan of Traceside Section Six, as shown by plat and survey of record in Plat Book 9700, page 268, Register's Office, Davidson County, Tennessee to which plan/plat reference is hereby made for a more complete and accurate legal description.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

BEING the same property conveyed to Richard C. Tucker and Klare M. Essad, husband and wife (as tenants by the entirety) from Mark S. Hoback and wife, Kristin L. Hoback, by warranty deed filed for record on April 18, 2022, Instrument Number 20220418-0043928, as of record in the Register's Office for Davidson County, Tennessee