Karen Johnson Davidson County
Batch# 1415628 DEEDQC
05/05/2026 10:58:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20260505-0040214

Prepared by: Wessley S. Inscoe, Attorney, 512 Madison Street, Suite A, Clarksville, TN 37040, without the benefit of a full title examination and no liability is assumed for any status in title or matters which would be disclosed by such title examination.

Dorothy Y. Rucker

TO:

Dorothy Rucker, Trustee of the Dorothy Rucker Revocable Living Trust dated May 5, 2026

QUITCLAIM DEED

THIS QUITCLAIM DEED OF REALTY, executed this 5th day of May, 2026, by **Dorothy Y. Rucker (formerly known as Dorothy Yvonne Chamberlain), an unmarried woman** ("Grantor"), to **Dorothy Rucker, Trustee of the Dorothy Rucker Revocable Living Trust dated May 5, 2026, and any amendments thereto** ("Grantee"),

WITNESSETH:

That for and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned Grantor does hereby quitclaim and convey unto Grantee, all of Grantor's right, title, and interest in a certain tracts or parcels of land in Davidson County, State of Tennessee, described as follows, to-wit:

PARCEL 1

ADDRESS: **4222 Eatons Creek Road, Nashville, TN 37218**
PARCEL ID: **069-02-0-070.00**

BEING Lot No. 191 on the Plan of Enchanted Hills, Section 7, of record in Book 4300, Page 61, in the Register's Office for Davidson County, Tennessee, described as follows:

SAID Lot No. 191 fronts 125.00 feet on the east side of Eatons Creek Road and extends back between parallel lines 363.0 feet to a line in the rear on which it measures 125.0 feet.

BEING the same property conveyed to Dorothy Yvonne Chamberlain (now known as Dorothy Y. Rucker) by Final Judgment in the Probate Court for Davidson County, Tennessee, Case No. 89D-4393, executed by the Probate Judge on February 16, 1990, and recorded in Book 8065, Page 793, in the Register's Office for Davidson County, Tennessee.

PARCEL 2

ADDRESS: 2015 10th Avenue North, Nashville, TN 37208
PARCEL ID: 081-07-0-126.00

BEING the northerly part of Lot No. 12 in the O.B.V. Plan of Lots of Nashville, Tennessee. Said Lot No. 12 fronts 50 feet on the westerly side of 10th Avenue North and runs back between lines 128 feet to a line.

BEING the same property conveyed to Dorothy Y. Rucker, unmarried, by Warranty Deed from Gregory Beard, married, dated March 13, 2013, and recorded on March 14, 2013, as Instrument No. 20130314-0025448, in the Register's Office for Davidson County, Tennessee.

These legal descriptions were taken from the previous deeds of record.

This conveyance and the concerned real estate are subject to the following: (1) all applicable zoning ordinances, (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) all other matters and restrictions of public record.

Dorothy Y. Rucker and Dorothy Yvonne Chamberlain being one and the same person.

IN WITNESS WHEREOF, Grantor has executed this quitclaim deed of realty as of the date written first herein.

Dorothy Y. Rucker

Dorothy Y. Rucker
Grantor

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **Dorothy Y. Rucker**, named within, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and seal at office this the 5th day of May, 2026.

JENNIFER WHEELER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Jennifer Wheeler

Notary Public

My Commission Expires: 11·5·29

THIS TRANSFER IS EXEMPT FROM TRANSFER TAX PURSUANT TO TENNESSEE CODE ANNOTATED § 67-4-409(a)(1)(C)(vi).

Property Owner(s) Name and Mailing Address	Person/Entity Responsible for Payment of Property Taxes	Property Address and Map/Parcel No.
Dorothy Rucker, Trustee 4222 Eatons Creek Road Nashville, TN 37215	Same/Owner	**PARCEL 1** 4222 Eatons Creek Road Nashville, TN 37218 069-02-0-070.00 **PARCEL 2** 2015 10th Avenue North Nashville, TN 37208 081-07-0-126.00

Certificate of Authenticity

I, Alexandra Hulme, 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 May 5, 2026.

Affiant Signature

May 5, 2026
Date

STATE OF TENNESSEE)
)
COUNTY OF Davidson)

Sworn to and subscribed before me this
5th day of ~~April~~ May, 2026.

Notary's Signature
My Commission Expires: 11.5.29

JENNIFER WHEELER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON