This instrument prepared by:
Vanderkooi Law, PLC
4235 Hillsboro Pike
Suite 300
Nashville, TN 37215
(615) 953-3728
Kristen@vanderkooilaw.com

Send Tax Notices to:
Anita Rucker
301 Ben Allen Road, Apt. 319
Nashville, TN 3707

Tax Map and Parcel:

Map and Parcel:
08207048300

Karen Johnson
Batch # 1420053
05/14/2026 08:39:40 AM
Fees: $17.00 Taxes: $0.00

Davidson County
AFFIDAVITH
3 pgs

20260514-0043316

GRANTOR:
Juanita Rucker, deceased

AFFIDAVIT OF HEIRSHIP

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Pursuant to *Tennessee Code Annotated § 30-2-712*, the Undersigned, being duly sworn, deposes and says:

1. My name is Edward ~~Grimes~~ Jenkins. I am over the age of 21 years and competent to testify to the statements contained herein.
2. I have personal knowledge of the matters stated in this Affidavit.
3. I have been acquainted with Juanita Rucker for many years. Our association was through family and church.
4. On July 1, 2023, Juanita Rucker departed this life a single, widowed woman. (Ex. 1, Death Certificate of Juanita Rucker).
5. Juanita Rucker was predeceased by her husband Ellington V. Rucker.
6. Juanita Rucker owned a home located at 629 North 5th Court, Nashville, TN 37207.
7. Juanita Rucker died Intestate, leaving her estate to her heirs-at-law, her children Ellington V. Rucker, Jr., James L. Rucker, Anita L. Rucker, Edena M. Johnson, Vales C. Rucker, children of Milton Rucker (deceased), Milton Rucker, Jr., Myron Rucker, Micah Rucker, and Shayla Rucker, pursuant to Intestate Succession.

8. The real property to which this Affidavit applies is located at 629 North 5th Court, Nashville, TN 37207, consists of .80 acres and a single-family home. The property is described as:

> Land in Davidson County, Tennessee, being Lot # 5 on the Plan of Arrington Heights, Section III, as of record in Book 330, page 99, Register's Office for said county. Beginning at a point in the east terminus of North 5th Court at the corner of Lots 4 and 5; thence with the line between said lots, easterly 266.5 feet to the west right of way line of the L & N Railroad; thence with the line of the same south-westerly 209.53 feet to a corner of Lot 9; thence with the line between Lots 5 and 9, westerly 54.32 feet to a corner of Lot 6; thence with the line between Lots 5 and 6, north-westerly 229.35 feet to the east terminus if North 5th Court; thencewith the margin of the same, northerly, around a slight curve, 32.53 feet to the point of beginning.
>
> Being part of the property conveyed to H. & W. Builders, Inc., by deed from The Nashville Housing Authority, as of record in Book 3507, page 347, and by deed of correction in Book 3569, page 174, said Register's Office.

9. This affidavit, pursuant to Tennessee Code Annotated § 30-2-712, will confirm the vesting of title to the real property located at 629 North 5th Court, Nashville, TN 37207 to heirs-at-law in the following ownership percentages: one sixth (1/6) to Ellington V. Rucker, Jr., one-sixth (1/6) to James L. Rucker, one sixth (1/6) to Anita L. Rucker, one sixth (1/6) to Edena M. Johnson, one sixth (1/6) to Vales C. Rucker, one sixth (1/6) divided among the children of Milton Rucker (deceased), one twenty-fourth (1/24) to Milton Rucker, Jr., one twenty-fourth (1/24) to Myron Rucker, one twenty-fourth (1/24) to Micah Rucker, and one twenty-fourth (1/24) to Shayla Rucker.

Edward Jenkins 5/12/26

Edward ~~Grimes~~ Jenkins DATE

Personally appeared before me, the undersigned, a Notary Public of said county, Edward ~~Grimes~~ Jenkins, with whom I am personally acquainted or known to me by producing proper identification, and who acknowledged that he executed the within instrument for the purposes therein contained.

Subscribed and Sworn to me this 12th day of May, 2026.

Kristen Vandecook

Notary Public
My commission expires: 7/7/2027

STATE OF TENNESSEE

CERTIFICATION OF VITAL RECORD

TENNESSEE DEPARTMENT OF HEALTH

CERTIFICATE OF DEATH

STATE FILE NUMBER 2023 042143

1. Decedent's Legal Name			2. Sex	3. Date of Death
JUANITA RUCKER			FEMALE	07/01/2023
4. Time of Death (Approx.)	**5a. Age**	**6. Date of Birth**	**7. Birthplace**	
07:34 AM	85	10/15/1937	DETROIT, MI	
8a. Place of Death				
DECEDENT'S HOME				
8b. Facility Name		**8c. City or Town**	**8d. County of Death**	
629 NORTH 5TH COURT		NASHVILLE	DAVIDSON	
9. Marital Status	**10. Surviving Spouse (name prior to first marriage)**	**11a. Decedent's Usual Occupation**	**11b. Kind of Business/Industry**	
WIDOWED		TEACHER ASSISTANT	METRO SCHOOLS	
12. Social Security Number	**13a. Residence-State or Foreign Country**	**13b. County**	**13c. City or Town**	
0988	TENNESSEE	DAVIDSON	NASHVILLE	
13d. Street and Number	**13e. Inside City Limits?**	**13f. Zip Code**	**14. Was Decedent ever in US Armed Forces?**	
629 NORTH 5TH COURT	YES	37207	NO	
15. Decedent's Education	**16. Decedent of Hispanic Origin?**	**17. Decedent's Race**		
HIGH SCHOOL GRADUATE OR GED COMPLETED	NO, NOT SPANISH/HISPANIC/LATINO	BLACK OR AFRICAN AMERICAN		
18. Father's Name		**19. Mother's Name Prior to First Marriage**		
VALES CROSSLEY		EDNA CALDWELL		
20a. Informant's Name	**20b. Relationship to Decedent**	**20c. Mailing Address**		
DENA JOHNSON	DAUGHTER	1805 APPLE VALLEY CIRCLE, NASHVILLE, TN 37207		
21a. Method of Disposition	**21b. Place of Disposition**	**21c. Location**		
BURIAL	GREENWOOD CEMETERY NORTH	NASHVILLE, TN		
22a. Signature of Funeral Director	**22b. License Number**	**22c. Signature of Embalmer**	**22d. License Number**	
/e/ BYRETTIA LAWRENCE BROADY	5100	/e/ TERRELL ANDRE BRODY	4117	
23a. Name and Address of Funeral Home			**23b. License Number**	
TERRELL BROADY FUNERAL HOME, INC. 3885 CLARKSVILLE PIKE, NASHVILLE, TN 37218-2219			1137	
24. Registrar's Signature		**25. Date Filed**		
/e/ EDWARD G BISHOP III		07/14/2023		

26. Certifier

26a. ☐ PHYSICIAN – TO THE BEST OF MY KNOWLEDGE, DEATH OCCURRED AT THE DATE, TIME, AND PLACE, AND DUE TO THE CAUSE(S) AND MANNER STATED.

26b. ☒ MEDICAL EXAMINER – ON THE BASIS OF EXAMINATION AND/OR INVESTIGATION, IN MY OPINION, DEATH OCCURRED AT THE DATE, TIME, AND PLACE, AND DUE TO THE CAUSE(S) AND MANNER STATED.

27b. Certifier	27c. License Number	27c. Date Signed
/e/ CHRISTOPHER GEFFRE	64177	07/14/2023

27d. Name and Address: CHRISTOPHER GEFFRE 860 R.S. GASS BLVD, NASHVILLE, TN 37216

28. Part I. ENTER THE CHAIN OF EVENTS (DISEASES, INJURIES, OR COMPLICATIONS) THAT DIRECTLY CAUSED THE DEATH. DO NOT ENTER TERMINAL EVENTS SUCH AS CARDIAC ARREST, RESPIRATORY ARREST, OR VENTRICULAR FIBRILLATION WITHOUT SHOWING THE ETIOLOGY. ENTER ONLY ONE CAUSE ON A LINE.

Approximate Interval: Onset to Death

IMMEDIATE CAUSE (Final disease or condition resulting in death). Sequentially list conditions, if any, leading to the cause listed on line a. Enter the UNDERLYING CAUSE (disease or injury that initiated the events resulting in death) LAST

a. COMPLICATIONS OF DIABETES

b.

c.

d.

Part II. OTHER SIGNIFICANT CONDITIONS CONTRIBUTING TO DEATH BUT NOT RESULTING IN THE UNDERLYING CAUSE GIVEN IN PART I

HYPERTENSIVE AND ATHEROSCLEROTIC CARDIOVASCULAR DISEASE

29a. Was an Autopsy Performed? NO

29b. Were Autopsy Findings Available to Complete the Cause of Death?

30. Manner of Death	31. Did Tobacco Use Contribute to Death?	32. If Female:
NATURAL	UNKNOWN	NOT PREGNANT WITHIN PAST YEAR

33. If Transportation Injury, Specify:	34a. Date of Injury	34b. Time of Injury	34c. Injury at Work?	34d. Place of Injury

34e. Describe How Injury Occurred

34f. Location of Injury

PH-1050E RDA 10112

I certify that this is a true and correct representation of the original certificate on file with the Tennessee Office of Vital Records. This copy is not valid unless prepared on security paper displaying the state seal and signature of the State Registrar.

Date Issued: Apr-16-2024

Edward G. Bishop III
State Registrar

Ralph Alvarado, MD, FACP
Commissioner

016229498

ANY ALTERATION OR ERASURE VOIDS THIS CERTIFICATE