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
20260514-0043317

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 Leach Rucker. 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. She was my brother's wife, Ellington V. Rucker.
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.

Leach Rucker DATE 5/12/26

Personally appeared before me, the undersigned, a Notary Public of said county, Leach Rucker, 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 VANDERKOOI
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-7-2027

Kristen Vanderkooi

Notary Public
My commission expires: 7/7/2027

STATE OF TENNESSEE

CERTIFICATION OF VITAL RECORD

Void Void Void

TENNESSEE DEPARTMENT OF HEALTH

CERTIFICATE OF DEATH

STATE FILE NUMBER: 2023 042143

1. Decedent's Legal Name: JUANITA RUCKER			2. Sex: FEMALE	3. Date of Death: 07/01/2023
4. Time of Death (Approx.): 07:34 AM	5a. Age: 85	6. Date of Birth: 10/15/1937	7. Birthplace: DETROIT, MI	
8a. Place of Death: DECEDENT'S HOME				
8b. Facility Name: 629 NORTH 5TH COURT		8c. City or Town: NASHVILLE		8d. County of Death: DAVIDSON
9. Marital Status: WIDOWED	10. Surviving Spouse (name prior to first marriage)	11a. Decedent's Usual Occupation: TEACHER ASSISTANT		11b. Kind of Business/Industry: METRO SCHOOLS
12. Social Security Number: [redacted]0988	13a. Residence-State or Foreign Country: TENNESSEE	13b. County: DAVIDSON		13c. City or Town: NASHVILLE
13d. Street and Number: 629 NORTH 5TH COURT		13e. Inside City Limits?: YES	13f. Zip Code: 37207	14. Was Decedent ever in US Armed Forces?: NO
15. Decedent's Education: HIGH SCHOOL GRADUATE OR GED COMPLETED		16. Decedent of Hispanic Origin?: NO, NOT SPANISH/HISPANIC/LATINO		17. Decedent's Race: BLACK OR AFRICAN AMERICAN
18. Father's Name: VALES CROSSLEY			19. Mother's Name Prior to First Marriage: EDNA CALDWELL	
20a. Informant's Name: DENA JOHNSON	20b. Relationship to Decedent: DAUGHTER	20c. Mailing Address: 1805 APPLE VALLEY CIRCLE, NASHVILLE, TN 37207		
21a. Method of Disposition: BURIAL		21b. Place of Disposition: GREENWOOD CEMETERY NORTH	21c. Location: NASHVILLE, TN	
22a. Signature of Funeral Director: /s/ BYRETTIA LAWRENCE BROADY		22b. License Number: 5100	22c. Signature of Embalmer: /s/ TERRELL ANDRE BROADY	22d. License Number: 4117
23a. Name and Address of Funeral Home: TERRELL BROADY FUNERAL HOME INC, 3865 CLARKSVILLE PIKE NASHVILLE, TN 37218-2719				23b. License Number: 1137
24. Registrar's Signature: /s/ EDWARD G BISHOP III			25. Date Filed: 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.

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

27d. Name and Address: CHRISTOPHER GEFFRE 850 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): a. COMPLICATIONS OF DIABETES

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

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: NATURAL	31. Did Tobacco Use Contribute to Death?: UNKNOWN	32. If Female: 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-1059E

RDA 10112

Void Void Void

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