NEW OWNER:
Larry Gene Rucker Jr
8124 Bonnafair Drive
Nashville, TN 37076

SEND TAX BILLS TO:

New Owner

THIS INSTRUMENT PREPARED BY:

TRESSLER & ASSOCIATES, PLLC
Attorneys at Law
212 North Castle Heights Avenue
Lebanon, TN 37087

FILE NO: 19-148

MAP & PARCEL
074-04-0-032.00

Space for Recorder's Stamp

Karen Johnson Davidson County
Batch# 218065 **DEEDWARR**
04/15/2019 03:15:09 PM 3 pgs
Fees: $18.00 Taxes: $910.20

20190415-0034429

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **TWO HUNDRED FORTY SIX THOUSAND AND 00/100 DOLLARS ($246,000.00)** cash in hand paid, the receipt of which is hereby acknowledged, **HES Investments LLC, a Tennessee Limited Liability Company** ("Grantors") have this day bargained and sold and by these presents do hereby transfer and convey unto **Larry Rucker, Jr and Eterial Rucker, husband and wife** ("Grantees"), their successors and assigns, forever, the following tract or parcel of land, situated and lying in Davidson County, Tennessee, bound and described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 5 on the Plan of Section Twelve, Hermitage Hills of record in Plat Book 4675, Page 125, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 5 fronts 80.0 feet on the Southerly margin of Bonnafair Drive and extends back 130.0 feet on the Easterly line, and 130.03 feet on the Westerly line, to a line on the rear on which it measures 80.0 feet.

Being the same property conveyed to Eed Girgis, Salah Anis, and Hanna Hanna, tenants in

Being the same property conveyed to HES Investments, LLC by Quitclaim deed from Eed Girgis, Salah Anis, and Hanna Hanna, tenants in common of record in Instrument No. 20180423-0037800 Register's Office for Davidson County, Tennessee, dated April 06, 2018 and recorded on April 23, 2018. (Value of consideration shown in aforementioned deed $0.00.) Being also known as 8124 Bonnafair Drive Nashville, Tennessee 37076.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: V-VRES-19-08124

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantees, their heirs and assigns, in fee simple, forever.

GRANTORS covenant with said Grantees that Grantors are lawfully seized and possessed of said property; that Grantors have a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantors will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given with deed.

PROPERTY TAXES for the current year shall be prorated.

IN WITNESS WHEREOF, Grantors have executed or caused this instrument to be executed by its duly authorized representative, this 10 day of **April, 2019**.

HES Investments LLC, a Tennessee Limited Liability Company

Eid Girgis

BY: Eid Girgis, Member

Hanna Hanna

BY: Hanna Hanna, Member

SALAH ANIS

BY: Salah Anis, Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Hunter B. Thrasher of the state and county mentioned, personally appeared Eid Girgis, Hanna Hanna, and Salah Anis with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be Member of HES Investments, the within named bargainor, a Limited Liability Company, and that such Eid Girgis, Hanna Hanna, and Salah Anis as such Member, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as Member.

Witness my hand and seal, at office in Nashville, this 10th day of April, 2019.

Hunter B.

NOTARY PUBLIC

My commission expires: 10-26-21

HUNTER B. THRASHER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

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The actual consideration or value, whichever is greater, for this transfer is $ **246,000.00**.

AFFIANT

Sworn to and subscribed to before me this 10th day of **April, 2019**.

NOTARY PUBLIC

My commission expires:_____

HENRY MILLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-06-2022