Karen Johnson Davidson County
Batch# 237755 DEEDWARR
06/03/2019 02:08:36 PM 2 pgs
Fees: $13.00 Taxes: $878.75

20190603-0052640

WARRANTY DEED	STATE OF TENNESSEE COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $237,500.00 Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS 31st DAY OF MAY, 2019 Notary Public MY COMMISSION EXPIRES: (AFFIX SEAL)

RACHEL WILSON NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 07-05-2021

THIS INSTRUMENT WAS PREPARED BY
Providence Title, LLC, 25 Century Blvd, Suite 402, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Sarah M Bochicchio and Margaret Bochicchio	Movement Mortgage	
(NAME) 2506 Allenwood Drive	(NAME) 8024 Calvin Hall Rd.	07104024300
(ADDRESS) Nashville, TN 37207	(ADDRESS) Indianland SC 29707	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Joe Rucker, Jr., Deborah McCrary, Torye Egedegde, Patrice Moore, Delnethia Jones, Cynthia Rucker, Kenneth Rucker**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Sarah M Bochicchio, unmarried and Margaret Bochicchio, unmarried, TICWROS ,HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson, COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Lot No 71 on the plan of Shepardwood Subdivision, Section 1, of record in Book 4175, Pages 82 and 83, Register's Office for Davidson County, Tennessee, reference to which plan is hereby made for a more complete description.

Being the same property conveyed to Joe Clarence Rucker, Sr. and Sarah A. Rucker by Deed dated June 5, 1970, and of record at Book 4423, Page 20 in the Register's Office of Davidson County, Tennessee. Joe Clarence Rucker, Sr. died May 13, 1984 leaving Sarah A. Rucker as the remaining tenant by the entirety. Sarah A Rucker died intestate on November 26, 2011 leaving the Joe Rucker, Jr., Deborah McCrary, Torye Egedegde, Patrice Moore, Delnethia Jones, Cynthia Rucker, Kenneth Rucker as her remaining children per Affidavit of Heirship of record at Instrument No. 20190603-0052639 in the Register's Office of Davidson County, Tennessee.

+20190603-0052638

This conveyance is subject to all easements, restrictive covenants and conditions including those located at Plat Book 4175, Page 82 and 83, Book 4361, Page 11, Book 7981, Page 855, and Book 9471, Page 372 in the Register's Office of Davidson County, TN, and all other matters of record, including all items set out on any applicable plat of record.

unimproved
This is improved x property, known as 2506 Allenwood Dr. Nashville, TN 37207
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 31st day of May, 2019.

Joe Rucker Jr

Deborah McCrary

Torye Egedegde

Patrice Moore

Delnethia Jones

Cynthia Rucker

Kenneth Rucker

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, **Joe Rucker, Jr., Deborah McCrary, Torye Egedegde, Patrice Moore, Delnethia Jones, Cynthia Rucker, Kenneth Rucker**, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 31st day of May, 2019.

Notary Public

My Commission Expires: 7/9/22

LISA A. WHITE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY