Karen Johnson Davidson County
Batch# 338637 DEEDWARR
01/06/2020 08:08:30 AM 3 pgs
Fees: $18.00 Taxes: $1,202.50
20200106-0001175

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $325,000.00.

Meredith Mays
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31ST DAY OF DECEMBER, 2019.

Notary Public

MY COMMISSION EXPIRES: 9/7/2020
(AFFIX SEAL)

ANNE MARIE CHANDLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires September 7, 2020

THIS INSTRUMENT WAS PREPARED BY
Kelly Greene Elrod, Oak Lane Title, LLC, 130 Wilson Pike Circle, Brentwood, TN 37027

File No.: 19-122061

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Opportunity Abounds, LLC	New Owner	081-07-0-140.00
(NAME) 4117 Hillsboro Pike #103-320	(NAME)	
(ADDRESS) Nashville, TN 37212	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF No Dollars And No/100 Dollars ($0.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,
DARRELL RUCKER, UNMARRIED, AND DORIS RUCKER, UNMARRIED AND AND ERICK RUCKER, UNMARRIED,
HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO
OPPORTUNITY ABOUNDS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,
HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 25, in James C. Owen's Buena Vista small lots, of record in Book 57, Pages 26 and 27, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Said Lot fronts 56 feet on the Westerly side of 9th Avenue North, formerly Buena Vista Pike and run back between parallel lines and with the Northerly margin of Clay Street 129 feet to an alley.

Being the same property conveyed to Darrell Rucker, Doris Rucker and Erick Rucker, as joint tenants with right of survivorship by Warranty Deed from Wallace Cartwright, unmarried of record in Instrument No. 20021028-0131948, Register's Office for Davidson County, Tennessee, dated October 25, 2002 and recorded on October 28, 2002.

This is unimproved ☐ / improved ☒ property, known as 900 Clay Street, Nashville, TN 37208
(House No.) (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.

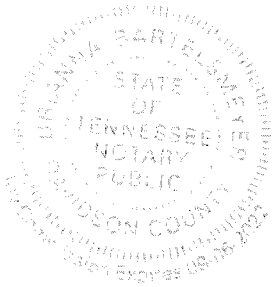
Witness our hands this 31st day of December, 2019.

Darrell Rucker

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 31st day of December, 2019, before me personally appeared Darrell Rucker, to me known to be the person described in and who executed the foregoing instrument, and acknowledged that such person executed the same as such person's free act and deed.

Notary Public
My Commission Expires: 9-16-2022

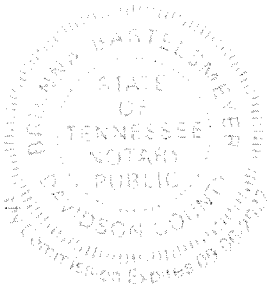


Doris Rucker

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 31st day of December, 2019, before me personally appeared Doris Rucker, to me known to be the person described in and who executed the foregoing instrument, and acknowledged that such person executed the same as such person's free act and deed.

Notary Public
My Commission Expires: 9-16-2022

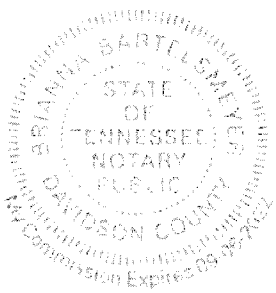


Erick Rucker

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 31st day of December, 2019, before me personally appeared Erick Rucker, to me known to be the person described in and who executed the foregoing instrument, and acknowledged that such person executed the same as such person's free act and deed.

Notary Public
My Commission Expires: 9-16-2022



True Copy Certification

I, **Angie Lawless**, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TN
County of **Davidson**

Personally appeared before me, **J. Brandon Miller**, a notary public for this county and state, **Angie Lawless** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 5-2-22

J. BRANDON MILLER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022