BOX 10-A

# WARRANTY DEED

Karen Johnson Davidson County
Batch# 576374 DEEDWARR
02/24/2021 10:58:24 AM 3 pgs
Fees: $18.00 Taxes: $1,572 50

20210224-0022861

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $425,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 23 DAY OF February 2021

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
Hardeman & Montgomery, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| J&B Realty Holdings, LLC | New Owner | |
| (NAME) | (NAME) | |
| 2419 Hidden River Ln. | | 161 14 0 021.00 |
| (ADDRESS) | (ADDRESS) | |
| Franklin, TN 37069 | | |
| (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, **MAXINE RUCKER ANDERSON, EXECUTOR OF THE ESTATE OF MARTHA P. RUCKER**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **J&B REALTY HOLDINGS, 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:

**EXHIBIT "A"**

**This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.**

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO PIKE, STE 300
NASHVILLE, TN 37215

unimproved
This is improved x property, known as 15482 Old Hickory Blvd, Nashville, TN 37211
(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 23rd day of February, 2021

THE ESTATE OF MARTHA P. RUCKER

BY: Maxine Rucker Anderson

MAXINE RUCKER ANDERSON, EXECUTOR

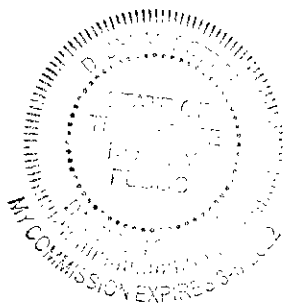
STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned notary public, Maxine Rucker Anderson with whom I am personally acquainted and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Executor of The Estate of Martha P. Rucker, and who further acknowledged that she is authorized to execute the within instrument as Executor of said Estate.

Witness my hand and official seal this 23rd day of February, 2021.

Commission expires:



Notary Public

EXHIBIT "A"

**Land in the 6th Civil District of said County and State, described according to a survey made by George N. Watkins, Surveyor, dated March 25, 1974 as follows: Beginning at an iron pin on the Northerly margin of Old Hickory Blvd. in the Easterly line of the Andrew L. Rucker property, as shown on said survey; thence North 10 degrees East 100 feet with said line; thence North 22 degrees 15' East 205 feet more or less to an iron pin; thence South 81 degrees 20' East 485 feet more or less to the center of a lane; thence with the center of said lane South 22 degrees 21' West 55 feet to a spike; thence South 37 degrees 40' West 30 feet to an iron pin; thence South 53 degrees 22' West 33.6 feet to an iron pin; thence South 67 degrees 20' West 86 feet to a spike; thence South 73 degrees 09' West 186.1 feet to an iron pin; thence South 81 degrees 21' West 206.1 feet to the Northerly margin of Old Hickory Blvd. thence with said Blvd. North 80 degrees West 50 feet to the beginning, containing 2.38 acres more or less.**

**Being part of the property conveyed to Everett M. Rocker and wife, Martha P. Rucker, by Deed from Andrew Lee Rucker and wife Virginia Garrett Rucker, of record in Book 4736, Page 752, in the Register's Office of Davidson County, Tennessee, dated August 9, 1973 and recorded on August 13, 1973, and by Correction Deed of record in Book 4800, Page 882. Everett M. Rucker died on July 27, 2008 leaving Martha P. Rucker as the sole surviving Tenant by the Entirety. The said Martha P. Rucker died on May 2, 2020 leaving a Last Will and Testament that was probated under Docket No. 20P828 in the Seventh Circuit Court of Davidson County, Tennessee, Probate Division. Under the aforesaid Will, Maxine Rucker Anderson was appointed to serve as Executor of the Estate, and the real property, was to be administered as part of the Probate Estate pursuant to said Will.**

**Less and Except:**

**Beginning at the point of intersection of the existing North margin of State Route 254 and the East boundary of the Rucker Ltd. property; thence with said East boundary North 16 degrees 44 minutes 00 seconds East 20.79 feet to a point; thence with the proposed North margin of said road South 77 degrees 16 minutes 59 seconds East 191.06 feet to a point; thence with the North boundary of the Orrin W. Rucker and wife property (1) South 81 degrees 25 minutes 00 seconds West 55.06 to a point; thence with the said existing North margin Westerly 140 feet more or less to the point of beginning and containing 3374 square feet and being part of the same property conveyed by Andrew Lee Rucker and wife, Virginia Garrett Rucker to Everett M. Rucker and wife, Martha P. Rucker as of record in Book 4736, Page 752, Register's Office for Davidson County, Tennessee.**

**Being the same property conveyed to State of Tennessee, by Warranty Deed from Everett M. Rocker and wife, Martha P. Rucker, of record in Book 7906, Page 445, in the Register's Office of Davidson County, Tennessee, dated July 29, 1989 and recorded on August 3, 1989.**