Karen Johnson Davidson County
Batch# 622427 DEEDWARR
04/26/2021 12:05:04 PM 3 pgs
Fees: $18.00 Taxes: $2,053.50
20210426-0055055

WARRANTY DEED	STATE OF TENNESSEE} COUNTY OF DAVIDSON} The actual consideration or value, whichever is greater for this transfer is $555,000.00 Affiant Subscribed and sworn to before me This 20th day of April 2021. Notary Public My Commission Expires:

ROBERT J. NOTESTINE III
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES 03/03/2025

Address New Owners as:	Tax Bill To:	Map / Parcel
Harold Rucker and Dianne Rucker 1221 Waterstone Blvd. Franklin, TN 37069	New Owner	160-3 128

This instrument prepared by: Notestine Law Firm, Attorneys at Law, 109 Kenner Avenue, Suite 201, Nashville, Tennessee 37205. 19-04-15968

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, **Vera Jean McLaughlin Blair, widow** (The "Grantor") has bargained and sold, and by these presents do transfer and convey unto **Harold Rucker and wife, Dianne Rucker,** (The "Grantees"), Grantees' heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 2, Brentview Hills, Section 3, as of record in Book 3842, page 174, said Register's Office.
Said Lot. No. 2 fronts 125 feet on the easterly margin of Overton Road and runs back between lines 219.9 feet on the northerly side and 220 feet on the southerly side to a line at the rear measuring 123.75 feet thereon.

Being the same property conveyed to Charles Allison Blair, who is since deceased, and wife Vera Jean McLaughlin Blair by deed of record in Book 4241, Page 438, said Register of Deeds for Davidson County. The husband has since died, and Title vested in Vera Jean McLaughlin Blair as the sole surviving tenant by the entirety.

This is improved property known as 5312 Overton Road, Nashville TN 37220.

This is the same legal description as appears on the prior deed.

This conveyance is subject to the following:

1. Taxes for 2021 and subsequent years, a lien not yet due and payable.
2. Covenants as of record in Book 3345, Page 205, Book 4257, Page 771 and Book 4404, Page 813, said Register's Office.
3. Subject to all matters on plat of record in Book 3842, Page 174, said Register's Office.

TO HAVE AND TO HOLD the said real property with the appurtenances, estate, title and interest thereto belonging to the said Grantees', their and assigns, forever.

And Grantor does covenant with the said Grantees that the Grantor is lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered except as set forth hereinabove.

And Grantor does further covenant and bind herself, her heirs, and assigns, to warrant and forever defend the title to the Property to the said Grantees', their heirs and assigns against the lawful claims of all persons whomsoever.

Witness my hand this 20th day of April 2021.

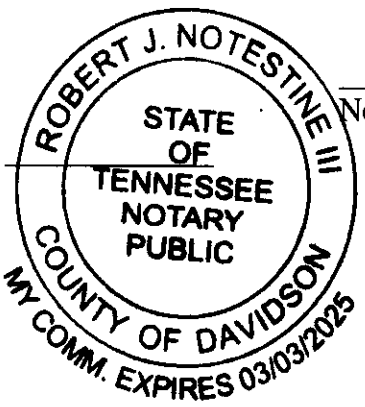
Vera Jean McLaughlin Blair

Vera Jean McLaughlin Blair

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

Before me, the undersigned of the state and county mentioned, personally appeared Vera Jean McLaughlin Blair with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), to be the persons whose names are subscribed to this instrument and acknowledged that they executed the foregoing instrument for the purpose therein contained.

Witness my hand and seal, at Nashville, Tennessee, this 20th day of April 2021.



Notary Public

My Commission Expires: _____