This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue
Suite 105
Nashville, TN 37203
File Number: 1-11690-AP

Karen Johnson Davidson County
Batch# 633202 DEEDWARR
05/11/2021 02:10:30 PM 3 pgs
Fees: $18.00 Taxes: $1,202.50
20210511-0063456

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $325,000.00.

Kirsten Vrdel
Affiant

RACHEL MARIE COLLINS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF CHEATHAM

Subscribed and sworn to before me, this the 5th day of May, 2021.

Rachel Marie Collins
Notary Public
My Commission Expires: 3-6-2024

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Dianne Lyn Rucker Harold Bernard Rucker 1221 Waterstone Blvd Franklin, TN 37069	FirstBank Mortgage 722 Columbia Avenue Attn: Mortgage Department Franklin, TN 37064	72-12-274.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **John Auburn Braswell and Leigh Ann Mishelle Braswell, Trustees of The John and Leigh Ann Braswell Trust dated December 20, 2019**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Dianne Lyn Rucker and Harold Bernard Rucker, wife and husband**, 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:

Land in Davidson County, Tennessee, being all of Lot No. 158, Section Two, Burchwood Gardens, according to survey and plat of same appearing of record in Plat Book 2900, page 66, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to John Auburn Braswell and Leigh Ann Mishell Braswell Co-Trustees of the John and Leigh Ann Braswell Trust dated December 20, 2019 by Quitclaim Deed from Leigh Ann Braswell, dated April 27, 2021, recorded April 29, 2021, of record in Instrument No. 20210429-0057372, Register's Office for Davidson County, Tennessee.

This is improved property located at: **1915 Upland Drive, Nashville, TN 37216**

This conveyance is made subject to 1) Property taxes for the year 2021 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 5th day of May, 2021

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GRANTOR:

The John and Leigh Ann Braswell Trust dated December 20, 2019

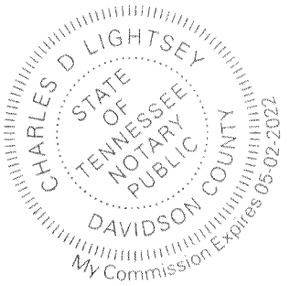
By: _____
John Ashburn Braswell, Trustee

By: _____
Leigh Ann Mishelle Braswell, Trustee

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared John Ashburn Braswell and Leigh Ann Mishelle Braswell, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they are the Trustees of John Ashburn Braswell and Leigh Ann Mishelle Braswell, Trustees of The John and Leigh Ann Braswell Trust dated December 20, 2019, the maker, and is authorized by the maker to execute the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 5th day of May, 2021.



_____
Notary Public
My Commission expires: _____

True Copy Certification

I, Christopher M. Corriveau, 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.

C. M. C.

Signature

State of Tennessee
County of Davidson

Personally appeared before me, Rachel Marie Collins, a notary public for the state of Tennessee, Christopher M. Corriveau who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Rachel Marie Collins

Notary Signature

My Commission Expires: 3-6-2024

