Karen Johnson Davidson County
Batch# 673268 DEEDWARR
07/08/2021 10:57:30 AM 3 pgs
Fees: $18.00 Taxes: $1,461.50
20210708-0092044

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $395,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st day of July, 2021.

Notary Public
MY COMMISSION EXPIRES: 3/6/24
File No. G21-12980

KELLY SLAGLE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-6-2024

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Rebecca Marie Sweredoski and Brent R. Sweredoski (NAME)	Gardner Financial Services LTD, dba Legacy Mutual Mortgage (NAME)	082-13-0G-204-00
301 Criddle Street, 204 (STREET ADDRESS)	3503 Paesanos Parkway (STREET ADDRESS)	
Nashville, TN 37219 (CITY) (STATE) (ZIP)	San Antonio, TX 78231 (CITY) (STATE) (ZIP)	

FOR AND IN 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 HEREBYACKNOWLEDGED, WE, **Dale Rucker and Pam Rucker, heirs at law of Aulick Burke Rucker,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Rebecca Marie Sweredoski, a single woman and Brent R. Sweredoski, a married man, as tenants in common with right of survivorship,** 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:

Being a certain Condominium Apartment in Davidson County. Tennessee, being Unit No. 204, as specified in the Plat shown in the Master Dead, on the Plan of Harrison Square Condominiums, Phase II, 3 Horizontal Property Regime, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by the Master Deed and By-Laws for Harrison Square Condominiums. of record in Instrument No. 20060823-0103941 and amended in Instrument No. 20071025-0126183, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, said Registers Office, together with the undivided percentage interest In the Common Elements Appurtenant to said Unit. as set forth in said Master Deed. Reference is hereby made to the plan of Harrison Square Condominiums, Phase II, for placement of Units, as shown on Exhibit 'A" to the First Amendment to the Master Deed of record in Instrument No. 20071025-0126183, said Register's Office, for a more complete identification and description of such Unit.

Being the same property conveyed to Aulick Burke Rucker, an unmarried man by Deed dated December 18, 2020, recorded December 21, 2020, in Instrument Number 20201221-0150876, in the Register's Office of Davidson County, Tennessee. See also previous deed of record in Instrument 20171024-0109058, dated October 17, 2017, Register's Office for said County. See also Scrivener's Affidavit of record in Instrument 20210205-0016736, Register's Office for said County. The said Aulick Burke Rucker died March 20, 2021 vesting title in his Sole Heirs at Law, Dale Rucker and Pam Rucker. See Affidavit of Heirship of record in Instrument #_____202107080092043_____, Register's Office for said County.

Subject to any and all plats, easements, restrictions, and other matters of record.

The 2020 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 301 Criddle Street, Unit 204, Nashville, TN 37219.

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.

Witness my/our hand(s) this 1st day of July, 2021.

Dale Rucker

Pam Rucker

STATE OF Virginia
COUNTY OF Roanoke

On this 1st day of July, 2021, before me personally appeared Dale Rucker and Pam Rucker, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or [illegible]) free act and deed.

Witness my hand, at office, this 1st day of July, 2021.

ARCHANA N SHAH
NOTARY PUBLIC
REG. #7521221
MY COMMISSION EXPIRES
06/30/2024
COMMONWEALTH OF VIRGINIA

Notary Signature
My commission expires: 06/30/2024

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066

CERTIFICATE OF AUTHENTICITY

I, Trudy Milliken, 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.

This being the 1st day of July, 2021.

Signature

State of Tennessee

County of Sumner July 1st 2021

Personally appeared before me Heather Case, a notary public for this county and state, Trudy Milliken, who acknowledged that this certification of an electronic document is true and correct and who signature I have witnessed.

Heather L Case

Notary's Signature

My commission expires: 7/2/2024

HEATHER L CASE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER