Karen Johnson Davidson County
Batch# 732042 DEEDWARR
10/08/2021 02:16:57 PM 2 pgs
Fees: $13.00 Taxes: $1,045.25
20211008-0135727

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $282,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th DAY OF OCTOBER, 2021.

Notary Public

MY COMMISSION EXPIRES: 07/09/24

(AFFIX SEAL)

DANA DELWORTH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 07-09-2024

BS-RMX-21-629

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Turnkey Builder's LLC	New Owner	
(NAME)	(NAME)	**091-05-0-043.01**
629 Ries Avenue		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **HARRY ALVIN KUCK, SINGLE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **TURNKEY BUILDER'S LLC,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 47 on the Plan of Mosswood Subdivision, Section 3 of record in Plat Book 3106, Page 90, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to John P. Street, unmarried by Warranty deed from Shannon L. McCulley and Ann G. McCulley, his wife of record in Instrument No. 20141006-0092412 Register's Office for Davidson County, Tennessee, dated September 29, 2014 and recorded on October 06, 2014. (Value of consideration shown in aforementioned deed $114,000.00.)

Being the same property conveyed to John D. Street, married by Estate Administrator deed from Anthony Christian Demonbreun, Administrator of the Estate of John P. Street of record in Instrument No. 20190515-0045958 Register's Office for Davidson County, Tennessee, dated May 13, 2019 and recorded on May 15, 2019. (Value of consideration shown in aforementioned deed $0.00.)

Being the same property conveyed to Anthony C. Demonbreun, single by Quitclaim deed from John David Street, married of record in Instrument No. 20190515-0045959 Register's Office for Davidson County, Tennessee, dated May 14, 2019 and recorded on May 15, 2019. (Value of consideration shown in aforementioned deed $0.00.)

Note: Affidavit of Heirship, recorded on May 15, 2019, in Instrument No. 20190515-0045956 and in Instrument No. 20190515-0045957.

Being the same property conveyed to Harry Alvin Kuck, single by Quitclaim deed from Anthony C. Demonbreun, single of record in Instrument No. 20190524-0049579 Register's Office for Davidson County, Tennessee, dated May 23, 2019 and recorded on May 24, 2019. (Value of consideration shown in aforementioned deed $0.00.) Being also known as 629 Ries Avenue Nashville, Tennessee 37209.

This conveyance is subject to:
- Taxes for the year 2021
- Subject to all matters shown on the Plan of record in Plat Book 3106, Page 90, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **629 Ries Avenue, Nashville, Tennessee 37209**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this the 4th DAY OF OCTOBER, 2021.

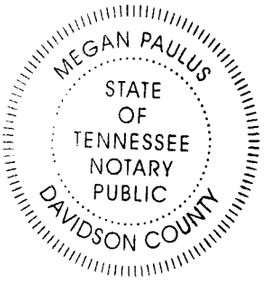
Harry Alvin Kuck

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, HARRY ALVIN KUCK, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 4th of October, 2021.

Notary Public
My Commission Expires: 3/7/23
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212