Karen Johnson Davidson County
Batch# 782513 DEEDWARR
01/03/2022 08:19:30 AM 4 pgs
Fees: $23.00 Taxes: $2,589.63
20220103-0000048

Prepared By & Return To:
Tennessee Title Services, LLC
7000 Executive Center Dr
290
Brentwood, TN 37027
B-21-8249

MADISON GONZALEZ
TENNESSEE NOTARY PUBLIC
My Comm Exp. 3/15/2025
COUNTY OF WILLIAMSON

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $699,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 22nd day of December, 2021

Notary Public

Commission Expires: _____

Address of New Owner	Send Tax Bills To:	Map & Parcel
Kyle W. Clark 15482 Old Hickory Boulevard Nashville, TN 37211	First National Bank of Pulaski 200 East Main Street McMinnville, TN 37110	161-14-0-021.00

WARRANTY DEED

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 HEREBY ACKNOWLEDGED, I/WE,

J&B Realty Holdings, LLC, a Tennessee Limited Liability Company

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Kyle W. Clark, a single man

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:

Land in the 6th Civil District of Davidson County, Tennessee, being Lot No. 1 on the Plan of Rucker Subdivision of record in Plat Book 4715, Page 110, in the Register's Office for Davidson County, Tennessee, and described according to a survey made by George W. 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.

Less and Except that portion of land conveyed to the State of Tennessee in Book 7906, Page 445, as follows:

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 feet 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.

Being a portion of the same property conveyed to Everett M. Rucker and wife, Martha P. Rucker by Installment deed from Andrew Lee Rucker and wife, Virginia Garrett Rucker of record in Book 4736, page 752 Register's Office for Davidson County , Tennessee, dated August 09, 1973 and recorded on August 13, 1973 and further by Warranty Deed of record in Book 4800, Page 882, recorded March 29, 1974, said Register's Office.
Everett M. Rucker having predeceased Martha P. Rucker. Maxine Rucker Anderson being named Executrix under Item IV of the Last Will and Testament of Martha P. Rucker, being duly probated under Docket No. 20P828, in the Seventh Circuit Court in Davidson County, Tennessee, Probate Division. Pursuant to said Will, Martha P. Rucker devised said property to Maxine Rucker Anderson, Everett M. Rucker Jr. and Philip M. Rucker.
Being the same property conveyed to J&B Realty Holdings, LLC, a Tennessee Limited Liability Company by Warranty deed from Maxine Rucker Anderson, Executor of The Estate of Martha P. Rucker of record in Instrument No. 20210224-0022861 Register's Office for Davidson County, Tennessee, dated February 23, 2021 and recorded on February 24, 2021.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 15482 Old Hickory Boulevard, Nashville, TN 37211

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 so 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.

Dated this the 22nd day of December, 2021.

J&B Realty Holdings, LLC, a Tennessee Limited Liability Company

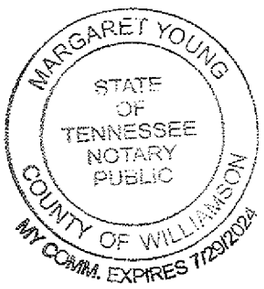
By: _____
John J. Gallagher, Authorized Signor

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, Notary Public, for the State and County, aforesaid, personally appeared **John J. Gallgher**, with whom I am personally acquainted (or proved to me upon the basis of satisfactory evidence) and who upon oath acknowledged himself to be the **Authorized Signor of J&B Realty Holdings, LLC**, and that he as such **Authorized Signor** being authorized so to do, executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee this 22nd day of December, 2021.

_____
Notary Public
My Commission Expires: _____



Certificate of Authenticity

I, Joshua A. Terry, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 12/22/2021.

Affiant Signature

12/23/2021

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 12/23/2021.

Notary Public

My Commission Expires: 5.23.23

KATHLEEN WILLIAMS
TENNESSEE
NOTARY
PUBLIC
COUNTY OF WILLIAMSON