Name and Address of New Owner:
Lisa Carter 15444 Old Hickory Blvd.
Old Hickory, TN 37211
Send Tax Bills To:
SAME
This Instrument Prepared By:
Bell Law Settlement Services, LLC
112 30th Avenue North
Nashville, TN 37203

Karen Johnson Davidson County
Batch# 799587 DEEDWARR
02/03/2022 09:51:53 AM 2 pgs
Fees: $13.00 Taxes: $1,398.60
20220203-0012787

Map & Parcel No: 161 14 19.00

WARRANTY DEED

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 legal sufficiency of which are hereby irrevocably acknowledged, **Orina Rucker**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Lisa Carter,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 2 on the plan for the Orrin W. Rucker Subdivision of record in Book 7900, page 511, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description.

Being a part the same property conveyed to Orrin W. Rucker and wife, Jeanie C. Rucker by Warranty Deed from James Everett Rucker and wife, Maggie Kidd Rucker dated May 13, 1965 of record in Book 3890, page 659, Register's Office for Davidson County, Tennessee.

Further, being part of the same property conveyed to Orrin W. Rucker and wife, Jeanie C. Rucker by Warranty Deed from Joseph C. Rucker and wife, Mai Ella Rucker, dated August 24, 1973 of record in Book 4712, page 872, Register's Office for Davidson County, Tennessee.

The said Orrin W. Rucker having since died on July 30, 2015, vesting fee simple title in the wife, Jeanie C. Rucker as surviving tenant by the entirety.

The said Jeanie C. Rucker having since died on April 16, 2021 being survived by two children, Hazel C. Rucker and Orina Rucker as attested on Affidavit of Heirship of record as Instrument No. _____-_____, Register's Office for Davidson County, Tennessee. 20220203-0012786

The said Hazel C. Rucker having since died on November 16, 2016 being survived by no children as attested on Affidavit of Heirship of record as Instrument No. _____-_____, Register's Office for Davidson County, Tennessee. 20220203-0012785

The Rucker's purchased the following tracts:

THIS IS IMPROVED PROPERTY KNOWN AS 15444 OLD HICKORY BLVD., OLD HICKORY, TN 37211.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 31st day of January, 2022.

_____ (SEAL)
Orina Rucker

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 31st day of January, 2022, before me personally appeared Orina 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 persons') free act and deed.

Witness my hand, at office, this 31st day of January, 2022.

_____
Notary Signature
My commission expires: 3-8-22

NIRAJ VANMALI
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $378,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

_____
(Affiant)

Sworn to and subscribed before me this
31st day of January, 2022.

_____
Notary Public
My commission expires: 3-8-22
File No. 2022-4070-RS

NIRAJ VANMALI
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON