Karen Johnson Davidson County
Batch# 830894 DEEDWARR
03/30/2022 09:14:30 AM 3 pgs
Fees: $18.00 Taxes: $832.50
20220330-0036669

WARRANTY DEED

STATE OF Tennessee
COUNTY OF Dawson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $225,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 23rd DAY OF March, 2022

Notary Public

MY COMMISSION EXPIRES: 3-3-2025

(AFFIX SEAL)

MEMORIE WHITE NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON

THIS INSTRUMENT WAS PREPARED BY
Providence Title, LLC, 25 Century Blvd, Suite 402, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
MHMD Investment Group, LLC	MHMD Investment Group, LLC	
(NAME)	(NAME)	09202040900
4301 Hillsboro Pike, Ste 100	4301 Hillsboro Pike, Ste 100	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215	Nashville, TN 37215	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **Anderson C. Rucks Jr., Anderson C. Rucks, Jr., Executor of The Estate of Mary E. Rucks, Claire R. Jenkins, Eric Foley, Dewana Michelle Love, Conservator of The Conservatorship Estate of Gwendolyn Love, Davidson County Probate Court, TN Docket No 11P220, Randall Foley, Amiee Sadler, Warren Sadler, Wayne Sadler, Darrell L. Love,** HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **MHMD Investment Group, LLC**, a Tennessee limited liability company, HEREINAFTER CALLED THE GRANTEE, ITS SUCCESSORS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson, COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Situated in the County of Davidson and State of Tennessee and bounded and described as follows:

Being Lot No. 98 of Block 8 in the Subdivision of Heffernan Place, a Plan or plat of which is recorded in Book No. 161, Page 138, of the Register's Office of Davidson County, Tennessee and bounded and described as follows:

Said Lot No. 98 fronts 50 feet on the South side of Alameda Street and runs back between parallel lines 140 feet to an alley.

Being the same property conveyed to A. C. Rucks by Warranty Deed from J. C. Dale, Jr., Clerk and Master of the Chancery Court of Nashville, for Davidson County, Tennessee of record in Book 1303, page 344, Register's Office for Davidson County, Tennessee, dated October 02, 1944 and recorded on March 01, 1945.

A. C. Rucks aka Anderson Rucks died intestate on October 6, 2006, Affidavit of Heirship of record at Instrument No. 202203300036665 in said Register's Office, Tennessee. Upon his death a 1/3 interest passed to his spouse, Mary E. Rucks and a 2/3 interest passed to his children Anderson C. Rucks, Jr., Claire Renee Jenkins, Joyce A Foley who died intestate on October 19, 2013 leaving Eric Foley and Randall Foley as her heirs per Affidavit of Heirship at Instrument No. 202203300036664 in said Register's Office, Tennessee ; Flora Love , who died intestate on March 25, 2001, leaving Darrell L Love and Gwendolyn Love as her heirs per Affidavit of Heirship of record at Instrument No. 202203300036666 in said Register's Office, Tennessee. Flora's daughter Lorraine Love Steele predeceased her; and, Fairola Sadler who died intestate on April 13, 2014 leaving Wayne Sadler and Edward Sadler, Jr. as her heirs per affidavit of heirship at Instrument No. 202203300036663 in said Register's Office, Tennessee. Edward Sadler, Jr. died intestate on December 2, 2018 leaving Amiee Sadler and Warren Sadler as his heirs per Affidavit of Heirship at Instrument No. 202203300036667 in said Register's Office, Tennessee.

Mary E. Rucks died November 3, 2016, her estate being administered through Davidson County Probate Court, Case No. 17-P-252. As per Agreed Order Modifying Order to Sell Real Estate filed February 2, 2022, as part of the above Probate Case.

Dewana Michelle Love by Court Order at Case No 11P 220 in the Probate Court for Davidson County,

Tennessee is granted authority to sign for The Conservatorship Estate of Gwendolyn Love.

This conveyance is subject to all easements, restrictive covenants and conditions including those located in the Register's Office, Tennessee, and all other matters of record, including all items set out on any applicable plat of record.

unimproved
This is improved x property, known as 2423 Alameda St. Nashville, TN 37208
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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. 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 hand this 22nd day of March, 2022.

Anderson C. Rucks Jr.

Randall Foley

Claire R. Jenkins

Amiee Sadler

Eric Foley

Warren Sadler

Dewana Michelle Love, Conservator of The Conservatorship Estate of Gwendolyn Love, Davidson County Probate Court, TN Docket No 11P220

Wayne Sadler

By Dewana Michelle Love, Conservator

Darrell L. Love

The Estate of Mary E Rucks

By: Anderson C. Rucks Jr., Executor

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, Anderson C. Rucks Jr., Claire R. Jenkins, Eric Foley, Dewana Michelle Love, Conservator of The Conservatorship Estate of Gwendolyn Love, Davidson County Probate Court, TN Docket No 11P220, Randall Foley, Amiee Sadler, Warren Sadler, Wayne Sadler, Darrell L. Love , with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 22nd day of March, 2022.

JACQUELINE G BROWN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public

My Commission Expires: 11/3/25

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, Dewana Michelle Love, Conservator of The Conservatorship Estate of Gwendolyn Love and Anderson C. Rucks, Jr. Executor,* with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

*of The Estate of Mary C. Rucks

WITNESS my hand and official seal at office this 22nd day of March, 2022.

Notary Public

My Commission Expires: 11/3/25

JACQUELINE G BROWN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Certificate of Authenticity

I, Holly A. Mason, 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 3/22/22.

Affiant Signature

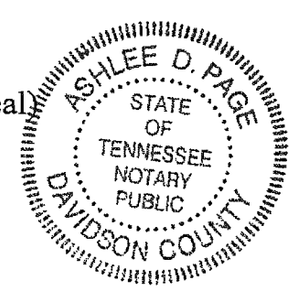
3/23/22
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 23 day of March, 2022.

Notary's Signature

(Notary Seal)



My Commission Expires: 11/08/2022