WARRANTY DEED

Karen Johnson Davidson County
Batch# 935622 DEEDWARR
10/31/2022 11:13:13 AM 2 pgs
Fees: $13.00 Taxes: $740.00

20221031-0117289

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$200,000.00**.

Michael A. Rucker
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF OCTOBER 2022.

Pam McBroom
Notary Public

MY COMMISSION EXPIRES: 5/9/26
(AFFIX SEAL)

PAM McBROOM STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
The Closing Company Title & Escrow LLC
8005 Church Street E, Ste 219
Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Michael Rucker	**Same as Owner**	**043-16-0-048.00**
(NAME)	(NAME)	
106 Vandiver Drive		
(ADDRESS)	(ADDRESS)	
Madison, TN 37115		
(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, WE, **HOWARD W. CARTER AND WIFE, PEGGY R. CARTER,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **MICHAEL RUCKER, MARRIED, AS HER SOLE AND SEPARATE PROPERTY,** HEREINAFTER CALLED THE GRANTEE, HER HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in the 11th, formerly the 19th, Civil District of Davidson County, Tennessee, being part of Lot No. 9 on the Survey of the Anderson Tract of record in Book 1130, page 37, Register's Office for Davidson County, Tennessee, described as follows:

Beginning on the easterly margin of Vandiver Drive at a point 300 feet north of the northerly margin of Old Hickory Boulevard; thence with said Vandiver Drive, northwardly 50 feet; thence eastwardly 263.7 feet, more or less, to low water mark of Cumberland River; thence with said low water mark southwardly 50.1 feet to a point 280.4 feet north of the northerly margin of Old Hickory Boulevard; thence westwardly 270.8 feet, more or less to the point of beginning.

Being the same property conveyed to Howard W, Carter and wife, Peggy R. Carter by Warranty Deed from G. Scott Slater and wife, Jaqueline D. Slater dated August 28, 1990 and recorded September 10, 1990 of record in Book 8192, Page 32, Register's Office for Davidson County, Tennessee.

unimproved ☐
This is improved ☒ property, known as **106 Vandiver Drive** (House Number) (Street) (P.O. Address) **Madison, TN** (City or Town) **37115** (Postal Zip)

This conveyance is made subject to any conditions, easements or other matters of record in the Register's Office for Davidson County Tennessee, including but not limited to (a) 2022 real property taxes have been paid and assumed by the buyer and (b) all matters appearing on the plan of record in Book 1130, page 37, said Register's Office.

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 28th day of October 2022.

Howard W. Carter

Peggy R. Carter

ACKNOWLEDGMENT

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, of said County, Howard W. Carter, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee this 28th day of October 2022.

Commission expires: 5/9/26

PAM McBROOM STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

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