Karen Johnson Davidson County
Batch# 961232 DEEDWARR
01/17/2023 08:05:59 AM 2 pgs
Fees: $13.00 Taxes: $962.00
20230117-0003183

Prepared by:
Security Title & Escrow Co., LLC
1500 Hatcher Lane
Columbia, Tennessee 38401

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, this indenture entered into between **Addie L. Heriges, unmarried and Roy Heriges, married,** FIRST PARTY, which expression shall include heirs, assigns and personal representatives, and **James Rucker and Abigail Rucker, husband and wife,** SECOND PARTY, which expression shall include heirs, assigns and personal representatives.

W I T N E S S E T H:

For the consideration of the sum of TEN DOLLARS ($10.00), and other good and valuable considerations, the receipt of all of which is hereby acknowledged, FIRST PARTY conveys unto SECOND PARTY the following described property:

LOCATED in Davidson County, Tennessee and being Lot 215, Barclay Square Subdivision, Section 1, as shown on plat of record in Book 4460, Page 141, Register's Office of Davidson County, Tennessee.

BEING the same property conveyed to Charles L. Heriges and Addie L. Heriges by deed dated March 4, 1974 of record in Book 4793, Page 907, Register's Office of Davidson County, Tennessee. The said Charles L. Heriges now being deceased as of June 29, 2019 leaving Addie L. Heriges as the sole surviving tenant. See also Quit Claim deed of record by instrument number 20221213-0129412, Register of Deeds Davidson County, Tennessee.

Map & Parcel: 149-09-0-132

Property Address: 101 Apollo Court W, Antioch, TN 37013

In the event of a discrepancy between the property address and the legal description, the legal description shall control.

Roy Heriges warrants that no other individual or entity holds any other interest in the above-described property, whether marital or otherwise. FIRST PARTY further warrants that the above-described property is not and has never been their personal residence.

TO HAVE AND TO HOLD said real estate unto SECOND PARTY together with all rights, title, easements and appurtenances thereunto belonging, forever.

FIRST PARTY COVENANTS with SECOND PARTY that it is lawfully seized And possessed of said real estate and that FIRST PARTY has a good and lawful right to convey the same, and that it is unencumbered except for easements and/or restrictions, if any, of record in the **DAVIDSON** County, Tennessee Register of Deeds office.

FIRST PARTY FURTHER COVENANTS to forever warrant and defend the title to said real estate unto SECOND PARTY against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, this conveyance has been executed on the 12 day of January, 2023

Addie L. Heriges

Roy Heriges

STATE OF **TENNESSEE** -
COUNTY OF Wilson

Personally appeared before me, the undersigned, **Addie L. Heriges and Roy Heriges,** with whom I am personally acquainted, and who acknowledged that **they** executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 12 day of January, **2023.**

My commission expires:

Notary Public

KIM SWANNER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF MAURY
My Commission Expires January 25, 2026

STATE OF **TENNESSEE**
COUNTY OF Maury

I hereby affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater is **260,000.00.**

Affiant

WITNESS my hand, at office, this 12 day of January, **2023.**

My commission expires:

Notary Public

ABBY LUKONEN
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY
My Commission Expires 11-19-2025

NEW PROPERTY OWNERS:

James Rucker and Abigail Rucker

101 Apollo Court W

Antioch, TN 37013

PERSON(S) RESPONSIBLE FOR TAXES:

Same