ADAM BLATNICK
Notary Public
State of Colorado
Notary ID # 20024030946
My Commission Expires 07-10-2023

WARRANTY DEED

Karen Johnson Davidson County
Batch# 962343 DEEDWARR
01/19/2023 08:36:30 AM 3 pgs
Fees: $18.00 Taxes: $1,942.50
20230119-0004298

STATE OF Colorado
COUNTY OF Denver

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $525,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 17 DAY OF December (January), 20 23

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

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
James Ryan O'Haro and Cecilia Nicole Clark	CoreLogix Tax Services	
(NAME)	(NAME)	093160I00100CO
131 Fain St	PO Box 9218	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37210	Coppell, TX 75019-9236	
(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, **Michael L. Rucks, married, and Phyllis Rucks Thompson, married**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **James Ryan O'Haro and Cecilia Nicole Clark**, husband and wife, HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson, COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, and being all of Unit No. 131A, Rucks Thompson Place, a Horizontal Property Regime with Private Elements, established under Declaration of Covenants, Conditions and Restrictions for Rucks Thompson Place, a Horizontal Property Regime with Private Elements of record in Instrument No. 20210722-0098697, in the Register's Office of Davidson County, Tennessee and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all easements, rights and interest in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereof; said Unit being depicted on Exhibit to said Declaration of Condominium, together with the percentage interest in the common elements and voting percentage as set forth in Exhibit to said Declaration.

Being the same property conveyed to Michael L. Rucks and Phyllis Rucks Thompson, by virtue of that certain Quit Claim Deed dated July 13, 2016, and being of record at Instrument No. 20160715-0072946 in the Register's Office of Davidson County, Tennessee.

*15

Grantors warrant that this property has not been used as their primary residence.

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

This is improved x property, known as 131 Fain St. Nashville, TN 37210 (unimproved)
(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 17th day of January, 2023.

Michael L. Rucks

Phyllis Rucks Thompson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, **Michael L. Rucks and Phyllis Rucks Thompson,** 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 17th day of January, 2023.

Notary Public

My Commission Expires: 11/3/25



Certificate of Authenticity

I, MELINDA SPINK, 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 01/17/2023.

Date

Affiant Signature

01-18-2023
Date

State of TEXAS

County of DALLAS

Sworn to and subscribed before me this 18th day of January, 20 23.

Notary's Signature

My Commission Expires: 10-06-2024
Date

Notary's Seal (if on paper)

LATONYA HENDERSON
Notary Public, State of Texas
Comm. Expires 10-06-2024
Notary ID 125786372