Karen Johnson Davidson County
Batch# 985641 DEEDWARR
03/28/2023 12:26:30 PM 3 pgs
Fees: $18.00 Taxes: $2,664.00
20230328-0022555

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $720,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28 DAY OF March, 2022

Notary Public

MY COMMISSION EXPIRES: 10/2/23

(AFFIX SEAL)

CLAIRE H. JENKINS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

MST 2023-0171

THIS INSTRUMENT WAS PREPARED BY:
James T. Oglesby, Attorney and Yvette L. Meldrum, Attorney
Mid-State Title & Escrow, Inc., 128 Holiday Court, Suite 125, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Michael J. Catizone	New Owner	
(NAME) 1013 Montrose Ave	(NAME) 70 Washington Blvd	118-01-0-206.00
(ADDRESS) Nashville, TN 37204	(ADDRESS) Commack, NY 11725	
(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, **Erick Lamont Rucker, Administrator of the Estate of Doris Bell Rucker, deceased and pursuant to the power and authority given to the said Grantor in Davidson County Probate Docket Number 22P759, pursuant to Letters Testamentary issued on May 9, 20122 by the Office of the Circuit Court of Davidson County, Tennessee,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Michael J. Catizone, unmarried man,** HEREINAFTER CALLED THE GRANTEES, 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, being Lot No. 133 on the Plan of Montrose place, or record in Book 57, Page 93, register's office for Davidson County, Tennessee.

Said Lot No. 133 fronts 50 feet on the Southerly side of Montrose Avenue, formerly Bethel Street, and runs back 160.1 feet on the Westerly line with the Easterly Margin of 11th Avenue, South, formerly Preston Street, and runs back 161.5 feet on the Easterly line to an Alley measuring 50 feet thereon.

Being the same property conveyed to Walter W. Rucker and wife, Doris B. Rucker by Deed from Enzie Fuston, a widow of record in Book 4271, page 133, Register's Office for Davidson County, Tennessee, dated September 19, 1968 and recorded on September 23, 1968. The said Walter W. Rucker having since died July 28, 2004, leaving Doris B. Rucker as surviving tenant by the entirety. The said Doris B. Rucker having since died intestate on 11/01/2021. The Estate of Doris Bell Rucker was filed for Administration in Docket No. 22P-759, Probate Court for Davidson County, Tennessee. Letters of Administration were issued to Erick Lamont Rucker.

Subject to: Property taxes have been prorated and the Grantee has assumed payment thereof when same becomes due and payable, Taxes for the year 2023, a lien not yet due and payable. Subject to all matters shown on the Plan of record in Plat Book 57, Page 93, Register's Office for Davidson County, Tennessee.

This property, known as 1013 Montrose Avenue, Nashville, TN 37204
(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/our hand(s) this 27th DAY OF March, 2023.

Estate of Doris Bell Rucker

BY: Erick Lamont Rucker

Erick Lamont Rucker, Administrator

STATE OF Tennessee
COUNTY OF Williamson

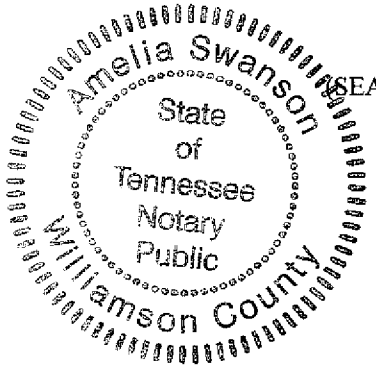
Before me, the undersigned, a Notary Public of the state and county mentioned, personally appeared Erick Lamont Rucker, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be Administrator of The Doris Bell Rucker Estate (Docket No. 22P759), the within named bargainor, and that he as such Administrator executed the foregoing instrument for the purpose therein contained, by signing the name of the estate by himself as Administrator.

Witness my hand and official seal at office, this 27th day of March, 2023.

Notary Public

My commission expires: 4/24/23

(SEAL)



Tennessee Certification of Electronic Document

I, George Mudter, 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 3/27/23 (date of document).

Affiant Signature

3/27/23
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 27 day of March, 2023

Claire H. Jenkins
Notary's Signature

MY COMMISSION EXPIRES: 10/2/23

NOTARY'S SEAL

