WARRANTY DEED

Karen Johnson Davidson County
Batch# 1010443 DEEDWARR
06/02/2023 10 06 56 AM 2 pgs
Fees $13 00 Taxes $1,942 50

20230602-0041741

STEPHANIE WOODALL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES 9-5-2025

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $525,000 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 31st DAY OF May 2023

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 Jemisha Patel	SEND TAX BILLS TO New Owner	MAP-PARCEL NUMBERS
(NAME) 91 Donelson St	(NAME)	093-16-01-002 00-CO
(ADDRESS) Nashville, TN 37210	(ADDRESS)	
(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 and Phyllis Rucks Thompson** , HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Jemisha Patel aka Jemishakumar V. Patel, aka Jemishakumar Vinodbhai Patel, unmarried woman,** HEREINAFTER CALLED THE GRANTEE, HIS 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 Unit 131B of 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, Register's Office for Davidson County, Tennessee to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of Rucks Thompson Place, a Horizontal Property Regime with Private Elements, contained in said Declaration, the plat files as Exhibit "B" to said Declaration appearing in Instrument No. 20210722-0098697, and bylaws appended thereto as Exhibit "C", said Register's Office, as amended at Instrument No. 20210722-0098697, are incorporated hereby reference and made a part hereof the same as though copied herein for a more complete identification and description of said Unit.

Being a part of 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.

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 unimproved property, known as 91 Donelson St Nashville, TN 37210
(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

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: 4-SA-25-91

Witness my hand this 31 day of May, 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 31 day of May, 2023

Cari Allen
Notary Public

My Commission Expires: 1-6-25

CARI ALLEN
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 01/06/2025
DAVIDSON COUNTY