This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF Williamson

Actual consideration or value, whichever is greater is $108,000.00.

Affiant

Subscribed and sworn before me this the 7th day of February, 2024.

Notary Public
My commission expires: 9-6-24

DIANA K GALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Jon Rucks 2178 Mulberry Downs Cir Nashville, TN 37207	New Owner	041-16-0 086.00

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, VERNON T. KEESEE, JR., UNMARRIED, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to JON RUCKS, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 1 on the Plan of Bellshire Estates, Section V, Revision I, Final Plat of record in Instrument No. 20200812-0089755, Register's Office for said County, to which record reference is hereby made for a more complete description of the property.

Being a portion of the same property conveyed to Vernon T. Keesee, Jr., by deed dated 06/11/2019, from Eunice F. Thompson, of record in Instrument No. 20190614-0057232, Register's Office for said County. The said property has only ever been investment property.

Subject to all Easements and Restrictions of record.

THIS IS UNIMPROVED PROPERTY KNOWN AS 1117 Westchester Dr., Nashville, TN 37207.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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.

Karen Johnson Davidson County
Batch# 1099106 DEEDWARR
02/08/2024 09:03:30 AM 3 pgs
Fees: $18.00 Taxes: $399.60
20240208-0008859

VTK

Witness my hand this the 7th day of February, 2024.

Vernon T. Keesee, Jr.

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Vernon T. Keesee, Jr., with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 7th day of February, 2024.

My commission expires:
9-7-26

Notary Public

BENJAMIN SEAMON
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

Tennessee Certification of Electronic Document

I, Benjamin Seamon, 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 certified true and exact copy of the original document executed and authenticated according to law on 2-7-24.

Affiant Signature

2-8-24

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 8 day of February, 2024.

Notary's Signature

MY COMMISSION EXPIRES: 12/16/25

JENNIFER CROWELL
STATE OF TENNESSEE NOTARY PUBLIC
LEWIS COUNTY