THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 240347205**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $549,900.00. Affiant Subscribed and sworn to before me, this 17th day of April, 2024. Notary Public My Commission Expires:

Karen Johnson Davidson County
Batch # 1124854 DEEDWARR
04/19/2024 10:10:18 AM 2 pgs
Fees: $13.00 Taxes: $2,034.63
20240419-0028106

SHIRA KINGREY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES SEPTEMBER 8TH, 2025

WARRANTY DEED

Address New Owner: Brandi Maiorino and Michael Douglas Maiorino 207 Page Road Nashville, TN 37205	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 155 12 0A 002.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Donald Rucker Successor Trustee of a Revocable Living Trust for the benefit of Jean Rucker, under the terms of The Alma Jean Rucker Trust dated 12-7-07** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Brandi Maiorino and Michael Douglas Maiorino, wife and husband**, ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

A certain tract or parcel of land in Davidson, Tennessee, described as follows:

Being Lot No. 2 as shown on the Plan of Magnolia Hills Subdivision of record in Plat Book 7900, Page 782, as amended in Plat Book 7900, Page 809, Register's Office of Davidson County, Tennessee, to which plan reference is herein made for a more complete description of metes and bounds.

Being the same property conveyed to Jean Rucker, by Warranty Deed from Rebecca Ann Vaughn and husband, Melvin R. Vaughn, of record in Instrument No. 20030613-0081933, in the Register's Office of Davidson County, Tennessee, dated June 12, 2003 and recorded on June 13, 2003.

Being the same property conveyed to Alma Jean Rucker Trustee(s) respectively, and his/her/their successors under a Revocable Living Trust for the benefit of Jean Rucker, under the terms of The Alma Jean Rucker Trust dated 12-7-07, by Quit Claim Deed from Jean Rucker, of record in Instrument No. 20080111-0003591, in the Register's Office of Davidson County, Tennessee, dated December 05, 2007 and recorded on January 11, 2008. Alma Jean Rucker having died September 2nd, 2017 in Davidson County, Tennessee. Donald Rucker is the Successor Trustee of the Alma Jean Rucker Trust dated 12-7-07.

Jean Rucker and Alma Jean Rucker being one and the same person.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Magnolia Hills, as recorded in Plat Book 7900, Page(s) 782 and Amended in Plat Book 7900, Page 809.

Declaration of Covenants, Conditions and Restrictions recorded in Book 9499, Page 860. Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 9498, 329.

This is improved property located at 7205 Magnolia Hills Drive Nashville TN, 37221.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 17th day of April, 2024.

The Alma Jean Rucker Trust dated 12-7-07

By: Donald Rucker, Successor Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Donald Rucker, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained and who further acknowledged that he is Successor Trustee of The Alma Jean Rucker Trust dated 12-7-07, the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at Office, this 17th day of April, 2024.

Notary Public

My Commission Expires: _____

SHIRA [illegible]
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES SEPTEMBER 6TH, 2025