WARRANTY DEED

Karen Johnson Davidson County
Batch# 1136129 DEEDWARR
05/16/2024 03:25:30 PM 3 pgs
Fees: $18.00 Taxes: $2,405.00
20240516-0036522

File #24-PA-0709-P

(SEAL)
DIANA K GALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $650,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15 DAY OF May, 2024.

Notary Public
MY COMMISSION EXPIRES: 9-6-24

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO

Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Kelton Reynolds and Anna Stephens	**New Owner**	
(NAME) 709 44th Ave. N	(NAME)	**091 12 0N 003.00**
(ADDRESS) Nashville, TN 37209	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged,

KEVIN DANIEL RUCKER AND KATHRYN RUCKER, HUSBAND AND WIFE,

hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto

ANNA STEPHENS, AN UNMARRIED WOMAN AND KELTON REYNOLDS, AN UNMARRIED MAN,

hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee being Unit 3 on the Plan of THE GROVE AT 44TH AVENUE, as recorded as Exhibit "B" to the Declaration of Covenants, Conditions and Restrictions for a Horizontal Property Regime with Private Elements of record in Instrument No. 20140506-0038578, and Scrivener's Affidavit record in Instrument No. 20150113-0003527, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description. The Easements, Restrictive Covenants, Conditions and Regulations imposed therein are incorporated herein by reference and made a part hereof as if recited verbatim herein.

Being the same property conveyed to Kevin Daniel Rucker, a married man, by Warranty Deed from Lindsay M. Pagano, an unmarried woman, of record in Instrument No. 20200408-0036900, in the Register's Office of Davidson County, Tennessee, dated April 03, 2020 and recorded on April 08, 2020. (Consideration: $475,000.00)

Further being the same property conveyed to Kevin Daniel Rucker and Kathryn Rucker, husband and wife, by Quitclaim Deed from Kevin Daniel Rucker, married, of record in Instrument No. 20200408-0036902, in the Register's Office of Davidson County, Tennessee, dated April 03, 2020 and recorded on April 08, 2020. (Consideration: $0.00)

This conveyance is subject to:
* Property Taxes for the year 2024 and all subsequent years.
*Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of No. 1 Plan of West Nashville, as recorded in Plat Book 57, Page 74 & 75, said Register's Office.

*Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20140506-0038578, and Scrivener's Affidavit recorded in Instrument No. 20150113-0003527, said Register's Office.
* Any and all existing easements and restrictions as shown of record not stated herein

*The execution of this instrument is affected by the signature of **KATHRYN RUCKER** as Attorney-in-Fact for **KEVIN DANIEL RUCKER**, which Power of Attorney is recorded in Book ___, Page ___/Instrument Number 202405160036521, Register's Office for **Davidson County, Tennessee.***

This is ____ **unimproved** __X__ **improved** property known as: **709 44th Avenue N, Nashville, TN 37209**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 the 15th day of May, 2024.

Kevin Daniel Rucker by Kathryn Rucker as attorney in fact

Kevin Daniel Rucker by Kathryn Rucker, his Attorney-In-Fact

Kathryn Rucker

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **KATHRYN RUCKER**, to me known (or proved to me on the basis of satisfactory evidence to be the person who executed the foregoing instrument in behalf of **KEVIN DANIEL RUCKER**, and who acknowledged he/she/they executed the same as the free act and deed of the said **KEVIN DANIEL RUCKER**.

Witness my hand and official seal this **15th** day of **May, 2024**.

C. LOY CARNEY
Notary Signature
My Commission Expires: _____

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-20-2028

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 15th day of May, 2024, before me personally appeared Kathryn Rucker, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 15th day of May, 2024.

C. LOY CARNEY
Notary Signature
My commission expires:

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-20-2028

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 5/15/24.

Affiant Signature

5/16/24

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 16 day of May, 2024.

Notary's Signature

MY COMMISSION EXPIRES: 12/16/25

JENNIFER CROWELL
STATE OF TENNESSEE
NOTARY PUBLIC
LEWIS COUNTY