This instrument prepared by:
Momentum Title, LLC
75 Industrial Drive
Mt. Juliet, TN 37122
File Number: 8-4749-AJ

Karen Johnson Davidson County
Batch# 1213217 DEEDWARR
12/09/2024 07:55:30 AM 3 pgs
Fees: $18.00 Taxes: $1,435.23
20241209-0095012

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $387,900.00.

Affiant

Subscribed and sworn to before me, this the 4th day of December, 2024.

Notary Public
My Commission Expires: 9/5/2028

J. KAYE CLARK
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 09/05/2028
DAVIDSON COUNTY

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Malissa Watson Rucker 3200 Crowe Drive Nashville, TN 37218	New Owners	080 12 0 012.00

WARRANTY DEED

For valuable consideration, the receipt of which is hereby acknowledged, **Zachary Thomas Walton, a single man** (individually and/or collectively, "Grantor"), transfer and convey unto **Malissa W. Rucker, an unmarried woman** (individually and collectively, "Grantee"), 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. 257 on the Plan of SECTION ONE, BORDEAUX GARDENS, record in Plat Book 3300, Page 91, Register's Office for said County.

Said Lot No. 257, which is a corner lot, fronts 90.13 feet on the Northerly margin of Snell Boulevard and fronts 74.29 feet on the Easterly margin of Crowe Drive, said frontages being jointed by a curve having a length of 42.03 feet, and extends back 91.78 feet on the Northerly line and 94.95 feet on the Easterly line to a point of intersection.

Being the same property conveyed to Zach Thomas Walton, a single man, by Warranty Deed from Leroy Kimber and wife, Mary Ruth Kimber, of record in Instrument No. 20240410-0025580, in the Register's Office of Davidson County, Tennessee, dated April 09, 2024, and recorded on April 10, 2024.

This is improved property located at: **3200 Crowe Drive, Nashville, TN 37218.**

This conveyance is made subject to 1) property taxes for the year **2025**, and thereafter, a lien not yet due and payable; the 2024 taxes have been prorated between the parties as of the date of this instrument, with the Grantee paying the prorated share thereof to the Grantor who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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, their heirs and assigns forever; and we do covenant with the said Grantee that I/we are lawfully seized and possessed of said land in fee simple, have good right to convey it and the same is unencumbered, unless otherwise herein set out; and I/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, inclusive of heirs and assigns, against the lawful claims of all persons

whomsoever. Whenever used, the singular number 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 4th day of December, 2024.

GRANTOR:

Zachary Thomas Walton

STATE OF TENNESSEE
COUNTY OF WILSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Zachary Thomas Walton, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 4th day of December, 2024.

Notary Public
My Commission expires: _____

GRIFFIN S. DUNHAM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 10-4-2027

Certificate of Authenticity

I, Holly A. Mason, 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 December 4, 2024.

Affiant Signature

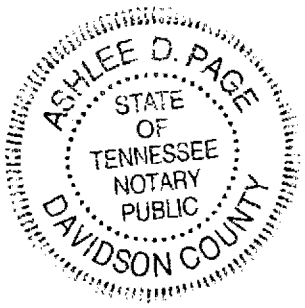
12/4/24
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 4 day of December, 2024.

Notary's Signature

(Notary Seal)



My Commission Expires: 9/7/2026