| | |
|---|---|
| **THIS INSTRUMENT PREPARED BY:**<br>**Chapman & Rosenthal Title, Inc.**<br>**10 Burton Hills Blvd, Ste 130**<br>**Nashville, TN 37215**<br><br>**CRT File No. 250350478** | STATE OF TENNESSEE )<br>COUNTY OF DAVIDSON )<br><br>The actual consideration or value, whichever is greater, for this transfer is: $550,000.00<br><br>Affiant<br><br>Subscribed and sworn to before me, this 1st day of May, 2025.<br><br>Notary Public<br>My Commission Expires: |

Karen Johnson
Batch # 1267646
05/02/2025 10 58 34 AM
Fees $13 00 Taxes $2,035 00
Davidson County
DEEDWARR
2 pgs
20250502-0034101

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

## WARRANTY DEED

| | | |
|---|---|---|
| Address New Owner:<br>Grant Allen Rucker and Margaret Wahl Rucker<br>705 Harpeth Pkwy West<br>Nashville, TN 37221 | Send Tax Bills To:<br>New Owner | Tax Information:<br>Tax Parcel ID No.<br>142 14 0 025.00 |

**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, **Noah Jeremiah Orfield now known as Noah Jeremiah Thompson Orfield and Rachel Claire Thompson now known as Rachel Claire Thompson Orfield, husband and wife** ("Grantor"), have this day bargained and sold, and do hereby transfer and convey to **Grant Allen Rucker and Margaret Wahl Rucker, husband and wife**, ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 40 on the Plan of SECTION I, HARPETH VALLEY PARK, of record in Plat Book 3600, Pages 93 and 94, Register's Office for said County.

Said Lot No. 40 fronts 50.0 feet on the Southwesterly margin of Harpeth Parkway West and extends back 173.0 feet on the Easterly line and 117.8 feet on the Northwesterly line to a broken line in the rear, measuring 220.0 feet thereon.

Being the same property conveyed to Noah Jeremiah Orfield and Rachel Claire Thompson, husband and wife, by Warranty Deed from Perry Randell Bland and Larry Bruce Bland, the heirs-at-law of Joyce S. Bland of record in Instrument No. 20200629-0070094, in the Register's Office of Davidson County, Tennessee, dated June 24, 2020 and recorded on June 29, 2020.

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 SECTION 1, HARPETH VALLEY PARK, as recorded in Plat Book 3600, Page(s) 93-94. Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 3857, Page 858; as amended in Book 3866, Page 656.

Easement for Public Utilities, recorded in Book 8626, Page 848.

This is improved property located at 705 Harpeth Pkwy West 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 1st day of May, 2025.

Noah Jeremiah Thompson Orfield by
Rachel Claire Thompson Orfield attorney in fact

Noah Jeremiah Orfield
NKA Noah Jeremiah Thompson Orfield
by: Rachel Claire Thompson Orfield, his
Attorney-in-Fact

Rachel Claire Thompson Orfield

Rachel Claire Thompson
NKA Rachel Claire Thompson Orfield

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Rachel Claire Thompson NKA Rachel Claire Thompson Orfield, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 1st day of May, 2025.

Notary Public
My Commission Expires: _____

JAMES ALEXANDER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Commission Expires Feb 28 2026

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Rachel Claire Thompson Orfield, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Attorney-in-Fact for Noah Jeremiah Thompson Orfield and that she is authorized by Noah Jeremiah Thompson Orfield to execute this instrument on their behalf.

WITNESS my hand, at office, this 1st day of May, 2025.

Notary Public

My Commission Expires: _____

JAMES ALEXANDER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Commission Expires Feb 28, 2026