WARRANTY DEED

Karen Johnson Davidson County
Batch# 1302733 DEEDWARR
07/28/2025 08:37:30 AM 3 pgs
Fees: $18.00 Taxes: $1,517.00
20250728-0059156

File #25-TC-1325-C

(SEAL)

CARMEN COATS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-3-2026

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $410,000.00.

Penn Lin
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24TH DAY OF July, 2025.

Carmen Coats
Notary Public
MY COMMISSION EXPIRES: 3/3/26

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)
Sarah Nicole Barlow	OLD NATIONAL BANK	
(NAME)	(NAME)	**053 02 0 114.00**
1325 Merritt Street	205 E CHICAGO BLVD 2nd FLR	
(ADDRESS)	(ADDRESS)	
Old Hickory, TN 37138	TECUMSEH, MI 49286	
(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,

DYLAN LEE RUCKER AND ALEXIS CLAIRE RUCKER, HUSBAND AND WIFE, AND MARTY RUCKER AND SUSAN RUCKER, HUSBAND AND WIFE,

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

SARAH NICOLE BARLOW, UNMARRIED WOMAN,

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 Lot No. 1 on the Plan of RESUBDIVISION (PARTITION) OF LOT 278, PLAN OF SECTION C-1 AND PART OF SECTION C, VILLAGE OF OLD HICKORY, BOOK 1424, PAGE 130, PART OF LOT 278A, RESUBDIVISION OF PARCEL B, SECTION C-2, VILLAGE OF OLD HICKORY, BOOK 1835, PAGE 53, of record in Plat at Instrument No. 20101208-0097756, in the Register's Office of Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Dylan Lee Rucker and Alexis Claire Rucker, husband and wife and Marty Rucker and Susan Rucker, wife and husband, tenants in common with rights of survivorship, by Warranty Deed from Cobalt Ventures, LLC, a Tennessee limited liability company and Kyle Lehning, a married man, tenants in common, of record in Instrument No. 20210608-0076680, in the Register's Office of Davidson County, Tennessee, dated June 02, 2021, and recorded on June 08, 2021.

This conveyance is subject to:
* Property Taxes for the year 2025 and all subsequent years.
* Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of RESUBDIVISION (PARTITION) OF LOT 278, PLAN OF SECTION C-1 AND PART OF SECTION C, VILLAGE OF OLD HICKORY, BOOK 1424, PAGE 130, PART OF LOT 278A, RESUBDIVISION OF PARCEL B, SECTION C-2, VILLAGE OF OLD HICKORY, BOOK 1835, PAGE 53, as recorded in Instrument No. 20101208-0097756.
* Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of SECTION C-1 & PART OF SECTION "C", as recorded in Plat Book 1423, Page 130.
* Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of RESUBDIVISION OF PARCEL "B", SECTION C2, as recorded in Plat Book 1835, Page 53.
* Any and all existing easements and restrictions as shown of record not stated herein

This is ____ **unimproved** __X__ **improved** property known as: 1325 Merritt Street, Old Hickory, TN 37138.

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 23rd day of July, 2025.

Dylan Lee Rucker

Alexis Claire Rucker

Marty Rucker

Susan Rucker

Susan Rucker
STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 23rd day of July, 2025, before me personally appeared Dylan Lee 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 23rd day of July, 2025.

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 23rd day of July, 2025, before me personally appeared Alexis Claire 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 23rd day of July, 2025.

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 23rd day of July, 2025, before me personally appeared Marty 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 23rd day of July, 2025.

Notary Signature
My commission expires:
STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

On this 23rd day of July, 2025, before me personally appeared Susan 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 23rd day of July, 2025.

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, Steven T. Morris, 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 July 23. 2025.

Affiant Signature

25th day of July, 2025

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 25th day of July, 2025

Notary's Signature

MY COMMISSION EXPIRES: 1/24/2028

NOTARY'S SEAL

CATHERINE DESIMONE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-24-2028

202507280059156