Karen Johnson Davidson County
Batch# 1346974 DEEDWARR
11/17/2025 11:19:30 AM 3 pgs
Fees: $18.00 Taxes: $2,775.00
20251117-0091353

RECORD AND RETURN TO:
Limestone Title, LLC
580 Franklin Rd. Suite 203
Franklin, Tennessee 37069
File No.: LTL-34750-25

WARRANTY DEED

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

STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~ DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $750,000.00

Sarah Hazlewood
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10TH day of NOV. 2025

Carmen Coats
NOTARY PUBLIC

My commission expires: 3/3/26

THIS INSTRUMENT PREPARED BY:
Limestone Title, LLC, 580 Franklin Road, Suite 203, Franklin, Tennessee 37069

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
FORTYLEVEN PROPERTIES, LLC 6549 STABLEFORD LANE FRANKLIN, TN 37069	Same address as new owner	146-03-0-017.00

FOR AND IN CONSIDERATION of the sum of SEVEN HUNDRED FIFTY THOUSAND AND 00/100 Dollars ($750,000.00) and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **JAMES B. RUCKER AND CAROLYN E. RUCKER, HUSBAND AND WIFE**, hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **FORTYLEVEN PROPERTIES, LLC, A TENNESSEE LIMITED LIABILTY COMPANY**, hereinafter called the Grantee(s), their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Lying and being in Davidson County, Tennessee, and being Lot No. 10 on the Plan of Creighton Meadows Addition, of record in Book 3300, page 90, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to James B. Rucker and Carolyn E. Rucker, husband and wife, from Stephen Walters and Allison M. Walters, husband and wife, by Warranty Deed dated December 12, 2013 and recorded December 27, 2013 in Instrument #20131227-0130291, said Register's Office.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

This is ___unimproved X___ improved property, known as: 717 Lambert Drive, Nashville, TN 37220

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the current year property taxes, which taxes are being prorated between the parties.

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this 10 day of November, 2025

GRANTOR(S)

James B. Rucker

Carolyn E. Rucker

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, a Notary Public, James B. Rucker and Carolyn E. Rucker, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the 10 day of Nov, 2025.

JENNIFER L. PENNELL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DICKSON
MY COMM. EXPIRES JUNE 23, 2026

Notary Public

Jennifer L Pennell
Printed Notary Name

My commission expires: _____

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 November 10.

Affiant Signature

17th day of November, 2025

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 17th day of November, 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