Karen Johnson Davidson County
Batch# 1384173 DEEDWARR
02/23/2026 01:52:30 PM 3 pgs
Fees: $18.00 Taxes: $1,017.50
20260223-0014277

DEBORAH BAXTER
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $275,000.00

Affiant

Subscribed and sworn to before me, this 13 day of February, 2026.

Notary Public
My commission expires: 2-27-2029

THIS INSTRUMENT WAS PREPARED BY
Signature Title Services, LLC
640 Broadmor Blvd., Ste. 100
Murfreesboro, TN 37129

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To: (If left blank, send to new owner at property address)	Map-Parcel Numbers:
Terron Rucker	Leading Hand	**042110A00300CO**
1003 Heritage Dr	510 Lentz Dr	
Madison, TN 37115	Madison, TN 37115	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

The Estate of Kimberly Diane Parker

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Terron Rucker, a single man

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being a part of Heritage Village Condominium: of record in Plat Book 4675, page 46. Register's Office for Davidson County, Tennessee, being Unit No. 1003 of the said section plat together with the carport designated Number 1003, a family unit type No. D. as shown in and described by the Master Deed establishing Horizontal Property Regime with respect to Heritage village Condominium, including the Plan and the Administrative By-Laws thereunto attached and exhibited, recorded in Book 4758, page 179, as amended in Book 4208, page 829. Register's Office for Davidson County. Tennessee.

Being the same property conveyed to Kimberly D Parker, a single woman, by Warranty Deed from Gregory Sherwood Jenkins, married, and Leah Elizabeth Potts, unmarried, and Gerald Bradford Jenkins, single, and Cheryl Camille Hall, married, and Jason Justin Jenkins, married, dated September 29, 2022, of record in Instrument No. 20221005-0109860, in the Register's Office for Davidson County, Tennessee.

Kimberly Diane Parker died intestate on 11/11/25. By Order entered on 1/23/26 IN RE; THE ESTATE OF KIMBERLY DIANE PARKER, No. 25P-2351, Seventh Circuit Court for Davidson County, Tennessee, Angela Williams, Personal Representative of The Estate of Kimberly Diane Parker, was directed to sell the subject property to satisfy claims/expenses/costs of said Estate.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Subject to any and all encumbrances, restrictions, easements, plats, covenants, rights, and conditions that may appear of record in the Register's Office of Davidson County, Tennessee.

This is improved (X) unimproved (_____) property known as 1003 Heritage Dr, Madison, TN 37115.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 GRANTEES, 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.

Angela Williams, Date: 02/09/2026

The Estate of Kimberly Diane Parker
By Angela Williams, Personal Representative

STATE OF Tennessee

COUNTY OF Williamson

Before me, the undersigned, a Notary Public in and for the said County and State, personally appeared Angela Williams 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 forgoing instrument for the purpose therein contained and who further acknowledged that she is Personal Representative of The Estate of Kimberly Diane Parker and that they are authorized by The Estate of Kimberly Diane Parker to execute this instrument on its behalf.

Witness my hand, at office, this 09 day of February, 2026.

Notarized online using audio-video communication

ELECTRONIC NOTARY PUBLIC STATE OF TENNESSEE

Laura Scherr
Tennessee Notary Public
Online Notary Public
Anderson County
Commission Expires: 06/30/2026

Laura Scherr

NOTARY PUBLIC Laura Scherr

My Commission Expires: 06/30/2026

CERTIFICATE OF AUTHENTICITY

I, Deborah Baxter, do hereby make oak 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 February 9, 2026.

Deborah Baxter

Deborah Baxter

2-9-2026

Date

State of Tennessee
County of Sumner

Sworn to and subscribed before me this 9th day of February 2026.

Notary's Signature
My Commission Expires: 2/20/2029

Notary's Seal

