WARRANTY DEED

Karen Johnson Davidson County
Batch # 1432526 DEEDWARR
06/10/2026 03:28:29 PM 2 pgs
Fees: $13.00 Taxes: $999.00

20260610-0052795

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $270,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th DAY OF JUNE, 2026.

Notary Public

MY COMMISSION EXPIRES: 5/8/28

(AFFIX SEAL)

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 05-08-2028

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Juanita A. Rucks **Phyllis A. Thompson** **Michael L. Rucks**	**NEW OWNER**	
(NAME) **1013 South Douglas Avenue**	(NAME)	**070-01-0-001.00**
(ADDRESS) **Nashville, TN 37204**	(ADDRESS)	
(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, **WILMA TEAGUE RUCKS AND HUSBAND, JARVIS RUCKS,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **JUANITA A. RUCKS, UNMARRIED AND PHYLLIS A. THOMPSON, UNMARRIED AND MICHAEL L. RUCKS, SINGLE,** 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. 11 on the Map of Treppard Heights Subdivision, as of record in Book 2900, page 13, Register's Office for said County.

Said Lot No. 11 fronts 85 feet on the westerly side of Pheasant Road and runs back between parallel lines 309.5 feet on the North line and 320.1 feet on the South line to a line in the rear and measure 122 feet thereon.

Being the same property conveyed to Willie L. Teague and wife, Emma B. Teague by Warranty Deed from Dercelia Ann Christman and James C. Abernathy of record in Book 5948, Page 514, Register's Office for Davidson County, Tennessee, dated October 06, 1982 and recorded on October 12, 1982.

The said Emma B Teague having predeceased her husband Willie L Teague. The said Willie L Teague having since died. Now by the Last Will and Testament of Willie L Teague, Docket No. 10P-1703 of the Seventh Circuit Court for Davidson County (Probate Division) being the same property devised to Wilma Teague Rucks.

Being the same property conveyed to Wilma Teague Rucks by Quitclaim Deed from Wilma Teague Rucks, as personal representative of the Last Will and Testament of Willie L. Teague of record in Instrument No. 20101220-0101096 Register's Office for Davidson County, Tennessee, dated December 06, 2010 and recorded on December 20, 2010.

Being the same property conveyed to Wilma Teague Rucks and husband Jarvis Rucks, tenants by the entirety by Quitclaim Deed from Wilma Teague Rucks of record in Instrument No. 20101229-0103092 Register's Office for Davidson County, Tennessee, dated December 28, 2010 and recorded on December 29, 2010.

This conveyance is subject to:
- Taxes for the year 2026 and subsequent years.
- Subject to all matters shown on the Plan of record in Plat Book 2900, page 13, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 2752, Page 213, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **3929 Pheasant Drive, Nashville, Tennessee 37218**.

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 8th DAY OF JUNE, 2026.

Wilma Teague Rucks

Jarvis Rucks

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, WILMA TEAGUE RUCKS, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 8th of June, 2026.

Notary Public
My Commission Expires: 7-2-29
(SEAL)

JOHN GLEAVES
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JARVIS RUCKS, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 8th of June, 2026.

Notary Public
My Commission Expires: 7-2-29
(SEAL)

JOHN GLEAVES
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212