Karen Johnson Davidson County
Batch# 1445534 DEEDWARR
07/13/2026 12:50:30 PM 3 pgs
Fees: $18.00 Taxes: $1,017.50
20260713-0062985

This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Actual consideration or value, whichever is greater is $275,000.00.

Affiant

Subscribed and sworn before me this the ~~14th~~ 10th day of July, 2026.

Notary Public
My commission expires: 9/7/2026

ASHLEE D. PAGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Veonta Rucker 1005 Aladdin Dr. Nashville, TN 37217	New Owner	107-14-0 088.00

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **MAUREEN MIGLIACCIO AND DAVID MIGLIACCIO, WIFE AND HUSBAND,** hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **VEONTA MONTEZ RUCKER, UNMARRIED MAN**, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot 191, A SUBDIVISION OF THE TEMPLE O. HARRIS FARM, MIRO MEADOWS, as shown on plat of record in Plat Book 1424, Page 94-95, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Maureen Migliaccio and David Migliaccio, wife and husband, by deed dated 12/21/2018, from Matthew McKinney and Kara McKinney, husband and wife, of record in Instrument No. 20190125-0007465, Register's Office for said County.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 1005 Aladdin Dr., Nashville, TN 37217.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 hand this the ~~14th~~ 8th day of July, 2026.

Maureen Migliaccio

David Migliaccio

STATE OF New Jersey
COUNTY OF Morris

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Maureen Migliaccio and David Migliaccio, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 8th day of July, 2026.

My commission expires: 3/19/2028

Notary Public

JORDAN S PECH
Notary Public, State of New Jersey
Comm. # 2371272
My Commission Expires 03/19/2028

Certificate of Authenticity

I, Holly A Mason, 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 7/8/26.

Affiant Signature

7/8/26
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 8 day of July, 2026

Jacqueline G Brown
Notary's Signature (Notary Seal)

Commission Expires 11-5-2029

JACQUELINE G. BROWN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON