Register Return To: 24-D-447
Land Title South
3326 Aspen Grove Drive
Suite 400
Franklin, TN 37067

WARRANTY DEED

LEAH A. TURNER NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY My Commission Expires 10-21-2028

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $440 000 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 2 DAY OF December, 2024

Notary Public

MY COMMISSION EXPIRES

Karen Johnson
Batch # 1212494
12/04/2024 10 18 32 AM
Fees $13 00 Taxes $1,628 00

Davidson County
DEEDWARR
2 pgs

20241204-0094102

THIS INSTRUMENT WAS PREPARED BY
Hardeman. Montgomery & Potter, 4301 Hillsboro Pike, Suite 300, N

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	
Premier Single Family Homes, LLC, a Tennessee Limited Liability Company	premier single Family Homes. LLC	
(NAME)	(NAME)	
320 Old Hickory Blvd, 2906	419 Canterbury Circ	128 12 0A 177 00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	Franklin TN 37067	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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 ACKNOWLEDGED, **TIMOTHY D. TUCKER, TRUSTEE AND REBECCA L. TUCKER, TRUSTEE, OR THEIR SUCCESSORS IN TRUST, UNDER THE TIMOTHY D. TUCKER LIVING TRUST U/A/D AUGUST 6, 2001**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **PREMIER SINGLE FAMILY HOMES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTEE(S), THEIR SUCCESSOR(S) AND ASSIGN(S), A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT

Land in Davidson County, Tennessee being Unit No. 2906, Building No. 12, on the Plan of Section 12, Phase ID, on the Plan of EAGLE RIDGE AT THE RESERVE, LLC, of record in Exhibit "A" Condominiums, a Horizontal Property Regime, created under Title 66, Section 66, Section 27-101, et. seq., as amended in Tennessee Code Annotated, and as established by a Master Deed and By-Laws, of record in Instrument No. 20011011-0110875, and Scrivener's Affidavit recorded in Instrument No. 20051129-0143344, as Supplemented and Amended by Supplement and Amendment No. 32 & 38, to the Master Deed of record in Instrument No. 20040716-0084976, and in Instrument No. 20040716-0084982, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said unit set forth in Master Deed. Reference is hereby made to the Plat of Eagle Ridge at the Reserve Condominiums as shown on Exhibit "A" to the Master Deed, of record as aforementioned, said Register's Office, for a more complete identification and description of such unit.

Being the same property conveyed to Timothy D. Tucker, Trustee and Rebecca L. Tucker, Trustee, or their successors in trust, under the Timothy D. Tucker Living Trust u/a/d August 6, 2001, by Warranty Deed from Audrey R. Carvajal and husband, Sola A. Prebus, of record in Instrument No. 20140915-0084271, in the Register's Office of Davidson County, Tennessee, dated September 12, 2014 and recorded on September 15, 2014.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

unimproved
This is improved x property, known as 320 Old Hickory Blvd, 2906, Nashville, TN 37221
(House Number) (Street) (P O Address) (City or Town) (Postal Zip)

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 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 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

Witness my hand this 2nd day of December, 2024

TIMOTHY D TUCKER, TRUSTEE AND REBECCA L TUCKER, TRUSTEE, OR THEIR SUCCESSORS IN TRUST, UNDER THE TIMOTHY D TUCKER LIVING TRUST U/A/D AUGUST 6, 2001

BY _____
TIMOTHY D TUCKER, TRUSTEE

BY _____
REBECCA L TUCKER, TRUSTEE

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned notary public, Timothy D Tucker and Rebecca L Tucker with whom I am personally acquainted and who acknowledged that they executed the within instrument for the purposes therein contained, and who further acknowledged that they are the Trustees Timothy D Tucker, Trustee and Rebecca L Tucker, Trustee, or their successors in trust, under the Timothy D Tucker Living Trust u/a/d August 6, 2001, and who further acknowledged that they are authorized by said Trust Agreement to execute the within instrument as Trustees of said Trust

Witness my hand and official seal this 2 day of December, 2024

Commission expires

_____
Notary Public

KEVIN D. LYON-MONTGOMERY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires 10/4/27