WARRANTY DEED

Karen Johnson | Davidson County
Batch # 1241718 | DEEDWARR
02/27/2025 08 34 41 AM | 2 pgs
Fees $13 00 Taxes $1,679 80

20250227-0014424

STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~ WILSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $454,000 00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 24TH DAY OF FEBRUARY, 2025

NOTARY PUBLIC

MY COMMISSION EXPIRES

MATTHEW H. RYAN STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY MY COMMISSION EXPIRES MARCH 07, 2026

THIS INSTRUMENT PREPARED BY
Jim R Vanderpool, P C , 256 Seaboard Lane, G-104, Franklin, TN 37067
file # 25-3348LA

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
Hidden Trails Construction, LLC, a Tennessee limited liability company	Hidden Trail Construction LLC	091 16 0 326 00
3908 Elkins Avenue	4825 Trousdale Dr, #231	
Nashville, TN 37209	Nashville, TN 37220	

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

WILLIAM DONALD FUSON AND MELANIE ANN SETTLE FUSON, CO-TRUSTEES OF THE FUSON FAMILY REVOCABLE LIVING TRUST DATED OCTOBER 29, 2021

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

HIDDEN TRAILS CONSTRUCTION, LLC,
A TENNESSEE LIMITED LIABILITY COMPANY

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

SEE EXHIBIT "A"

This is improved property known as 3908 Elkins Avenue, Nashville TN 37209

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/or 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/or 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 its hand on the 21st day of February, 2025

Fuson Family Revocable Living Trust,
dated October 29, 2021

BY _____
William Donald Fuson, Trustee

BY _____
Melanie Ann Settle Fuson, Trustee

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, William Donald Fuson and Melanie Ann Settle Fuson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon oath, acknowledged themself to be the Co-Trustees of WILLIAM DONALD FUSON AND MELANIE ANN SETTLE FUSON, CO-TRUSTEES OF THE FUSON FAMILY REVOCABLE LIVING TRUST DATED OCTOBER 29, 2021, the within named barganor, a trust, and that William Donald Fuson and Melanie Ann Settle Fuson, acting in such capacity, and authorized so to do, executed the foregoing instrument in behalf of said trust for the purposes therein contained

Witness my hand and official seal at Franklin, Tennessee, this 21st day of February, 2025

Notary Public _____

My Commission Expires _____

JIM R. VANDERPOOL STATE OF TENNESSEE NOTARY PUBLIC My Commission Expires on 02/13/2028 WILLIAMSON COUNTY

25-3348LA

EXHIBIT A - LEGAL DESCRIPTION

Being Lot No 5, Block 20, on the Plan of Charlotte Park Company's 2nd Addition to Nashville, of record in Plat Book 57, Pages 160-161, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description

Said Lot No 5, Block 20 fronts 50 feet on the northerly margin of Elkins Avenue, formerly Second Avenue and extends back between parallel lines 150 feet an alley

Being the same property conveyed to Melanie S Fuson, by Warranty Deed from Fred Harvey, III, dated June 24, 2003. and recorded June 30, 2003, of record in Instrument No 20030630-0089925, in the Register's Office for Davidson County, Tennessee

Being the same property conveyed to William Donald Fuson and Melanie Ann Settle Fuson, husband and wife. by Quitclaim Deed from Melanie S Fuson dated October 29, 2021, and recorded December 21, 2021, of record in Instrument No 20211221-0168398, in the Register's Office for Davidson County, Tennessee

Being the same property conveyed to William Donald Fuson and Melanie Ann Settle Fuson, Co-Trustees of the Fuson Family Revocable Living Trust Dated October 29, 2021, by Quitclaim Deed from William Donald Fuson and Melanie Ann Settle Fuson. husband and wife, dated October 29, 2021, and recorded January 4, 2022, of record in Instrument No 20220104-0001514, in the Register's Office for Davidson County, Tennessee

This Conveyance is subject to the matters set forth below, if any, as well as (1) all applicable zoning ordinances (2) utility, sewer, drainage, and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record (as may be amended or supplemented), (4) building restrictions, and (5) all other matters of public record

1 Any defect, lien, encumbrance, adverse claim, or other matter that appears for the first time in the Public Records or is created, attaches, or is disclosed between the Commitment Date and the date on which all of the Schedule B, Part IRequirements are met

2 Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land not shown by the Public Records

3 Easements, liens or encumbrances, or claims thereof, not shown by the Public Records

4 Any lien, or right to a lien, for services, labor, equipment, or materials heretofore or hereafter furnished, imposed by law and not shown by the Public Records

5 Any claim to ownership of any oil, gas, minerals or similar substances located in, on, or under the Land Such ownership or rights may arise by lease, grant, exception, conveyance, reservation or other means and any private rights, privileges, immunities, right of way, and easements associated appurtenant where to, whether or not those interests or rights appear in the Public Records or are shown on Schedule B

6 Taxes and assessments for the year 2025 and subsequent years, which are not yet due and payable

7 (a) Taxes or assessments that are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records, (b) proceedings by a public agency that may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the Public Records

8 Supplemental assessment pursuant to TCA 67-5-509 and TCA 67-5-603 for the year in which improvements were completed after January 1

9 Covenants, conditions, restrictions, easements and other matters as shown on the plat recorded in Plat Book 57, Page 160-161, of the Public Records of Davidson County, Tennessee