RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

BOX 10-A

WARRANTY DEED

Karen Johnson
Batch # 1257397
04/08/2025 10 04 29 AM
Fees $13 00 Taxes $1,387 50

Davidson County
DEEDWARR
2 pgs

20250408-0026559

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $375,000 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 4TH DAY OF APRIL, 2025

Notary Public

MY COMMISSION EXPIRES
(AFFIX SEAL)

JOSEPH WHITE
TENNESSEE NOTARY PUBLIC
My Comm Exp April 27, 2025
COUNTY OF WILLIAMSON

THIS INSTRUMENT WAS PREPARED BY
Phoenix Title Services, LLC
121 1st Avenue, Suite 200
Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO	MAP/PARCEL NO(S)
Build Trust Homes, LLC, a Tennessee Limited Liability Company		147 15 0 192.00
(NAME)	(NAME)	
2016 Pulley Place		
(ADDRESS)	(ADDRESS)	
Nolensville, TN 37135		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Jackie Fuller, Trustee of the Fuller Joint Revocable Trust, dated December 8, 2021**, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **Build Trust Homes, LLC, a Tennessee Limited Liability Company**, hereinafter called the GRANTEE(S), their successors and assigns, a certain tract or parcel of land in DAVIDSON County, State of Tennessee, described as follows, to-wit

The land referred to herein below is situated in the County of DAVIDSON, State of Tennessee, and is described as follows

Land in Davidson County, Tennessee, being Lot No 133 on the plan of WHISPERING HILLS, SECTION I, of record in Plat Book 2331, Pages 82, 83, and 84, Register's Office for said county

Said Lot No. 133, which is a corner lot, fronts 114 6 feet on the Southwesterly margin of Whispering Hills Drive and fronts 165 1 feet on the Northwesterly margin of McMurray Drive (erroneously referred to in a prior deed as McMurray Hills Drive), said frontages being joined by a curve having a length of 38 7 feet, and extends back 256 0 feet on the Southerly line and 396.7 feet on the Northwesterly line to a point of intersection

Being the same property conveyed to Doyle Fuller and Jackie Fuller, Co-Trustees of the Fuller Joint Revocable Trust, created December 8, 2021, by Quitclaim Deed from Doyle Fuller and Jackie Fuller, husband and wife, of record in Instrument No 20220705-0077050, in the Register's Office of Davidson County, Tennessee, dated June 28, 2022 and recorded on July 05, 2022. (Doyle Fuller having since died on January 17,2025)

This conveyance is subject to the following:Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of WHISPERING HILLS, SECTION I, as recorded in Plat Book 2331, Page(s) 82-84.
Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 2481, Page 499

Easement for Sanitary Sewers and/or Storm Drainage, recorded in Book 6087, Page 167.

This conveyance is further subject to (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, (4) building restrictions, (5) property taxes for the current year and subsequent years, and (6) other matters of public record

unimproved ☐
This is improved ☒ 454 McMurray Dr , Nashville, TN 37211
(House No) (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 successors 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 successors and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their successors 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

Effective the 4th day of April, 2025.

Jackie Fuller, Trustee of the Fuller Joint Revocable Trust, dated December 8, 2021

BY- Jackie Fuller
Jackie Fuller
Trustee

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public for the said State and County aforesaid Jackie Fuller, which whom I am personally acquainted (or proved to me her identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Trustee of the Fuller Joint Revocable Trust, dated December 8,2021, and is authorized by the trust document to execute this instrument on its behalf

Witness my hand and seal, at office, this 4th day of April, 2025

Kimberly D Hicks
Notary Public

My Commission Expires 1-21-26

WILLIAMSON COUNTY
KIMBERLY D. HICKS
STATE OF TENNESSEE
NOTARY PUBLIC

RETURN TO:
Premier Escrow, LLC
4301 Hillsboro Pike, Suite 300
Nashville, TN 37215