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 $388,000.00.

Affiant

Subscribed and sworn before me this the 18 day of April, 2025.

Notary Public
My commission expires: 3.20.28

SYDNEY ANGELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Karen Johnson Davidson County
Batch# 1263100 DEEDWARR
04/22/2025 01:03:30 PM 3 pgs
Fees: $18.00 Taxes: $1,435.60
20250422-0030716

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Premier Trust, Inc. 1210 Jones St. Old Hickory, TN 37138	New Owner	053-03-0 044.00

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, WILLIAM SUMMERS, AN UNMARRIED MAN, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Premier Trust Custodian FOB Jill Weida IRA A001191 90% Undivided Interest and Premier Trust Custodian FB Jill Weida Roth IRA A001192 10% Undivided Interest, 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, State of Tennessee, being Lot No. 119 on the Plan of Section B, Village of Old Hickory, as of record in Book 1424, page 67, Register's Office for Davidson County, Tennessee, and described as follows:

Beginning at a point on the westerly margin of Jones Street at the common corner of Lots 118 and 119; thence with the line between said lots, westwardly 131 feet to the easterly margin of Cleves Street; thence with the margin of said Street, southwardly 67.9 feet to the beginning of a curve; thence along said curve, southeastwardly 15.7 feet to a point in the north margin of 13th Street; thence with the margin of said Street, eastwardly 111 feet to the beginning of a curve; thence with said curve, northeastwardly 15.7 feet to a point in the westerly margin of Jones Street; thence with the margin of the same, northwardly 66.9 feet to the beginning.

Being the same property conveyed to William Summers, unmarried man, by deed dated 02/28/2023, from Anita B. Woods, an unmarried woman, of record in Instrument No. 20230301-0014689, Register's Office for said County.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 1210 Jones St., Old Hickory, TN 37138.

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 18 day of April, 2025.

William Summers

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, William Summers, 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 18 day of April, 2025.

My commission expires: 9/21/26

Notary Public

CAVAN MCCANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Tennessee Certification of Electronic Document

I, Benjamin Seamon, 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 certified true and exact copy of the original document executed and authenticated according to law on 4/18/2025.

Affiant Signature

4/22/25

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 22 day of April, 2025.

Notary's Signature

MY COMMISSION EXPIRES: 12/16/25

JENNIFER CROWELL
STATE OF TENNESSEE
NOTARY PUBLIC
LEWIS COUNTY