WARRANTY DEED

Karen Johnson
Batch # 1298126
07/16/2025 10 36 08 AM
Fees $13 00 Taxes $1,583 60

Davidson County
DEEDWARR
2 pgs

20250716-0056093

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $428,000 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15TH DAY OF JULY, 2025.

Notary Public

MY COMMISSION EXPIRES 1-4-27
(AFFIX SEAL)

BENTON SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Pillar Title and Escrow, LLC, 4205 Hillsboro Pike, Suite 210, Nashville, Tennessee 37215

File No NAS1489-25

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NO (S)
Jason Patrick Luckett, a married man	Jason Patrick Luckett, a married man	119-14-0-210 00
(NAME) 1427 Kennebec Dr	(NAME) 1427 Kennebec Dr	
(ADDRESS) Smyrna, TN 37167-9578	(ADDRESS) Smyrna, TN 37167-9578	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF Four Hundred Twenty-Eight Thousand And No/100 Dollars ($428,000 00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **2926 WINGATE LLC,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JASON PATRICK LUCKETT, A MARRIED MAN,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT

Land in Davidson County, Tennessee, being Lot No 35 on the Map of Tuggle Heights Subdivision as of record in Book 1130, page 90, Register's Office for said County

Said Lot No 35 fronts 60 feet on the Easterly side of Wingate Avenue and runs back between parallel lines, 157 5 feet to a dead line

Being the same property conveyed to 2926 Wingate LLC by Warranty Deed from The Heldman Family Trust of record in Instrument No 20250414-0027838 Register's Office for Davidson County, Tennessee, dated April 09, 2025 and recorded on April 14, 2025

This is
unimproved ☐
improved ☒ property, known as 2926 Wingate Ave, 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 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 our hands this 15th day of July, 2025

2926 Wingate LLC

BY _____
Robert J. Luckett
Authorized Agent

State of Tennessee
County of Davidson

Before me, a Notary Public of the state and county mentioned, personally appeared Robert J Luckett with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be the authroized agent of 2926 Wingate, LLC, the within named bargainor, a LLC, and that such authorized agent, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the company as Robert J Luckett

Witness my hand, at office, this 15th day of July, 2025

_____
Notary Public

My Commission Expires 1-4-27

BENTON SMITH
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY