This instrument was prepared by and
Please record and return to:
Freedom Title Services, LLC
135 Center Pointe Drive
Clarksville, TN 37040
931-647-0677 phone
931-233-4079 fax

Karen Johnson Davidson County
Batch# 1306767 DEEDWARR
08/07/2025 03:08:30 PM 3 pgs
Fees: $18.00 Taxes: $1,124.80
20250807-0062908

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS ($10.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **W.A. INVESTMENT VENTURES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **TUCKER D. REYNOLDS, UNMARRIED**, HEREINAFTER CALLED THE GRANTEE, HIS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

BEING THE SOUTHERLY 125 FEET OF LOT NO 4 ON THE PLAN OF GOLDEN VALLEY ESTATES, SECTION 1, OF RECORD IN BOOK 4175, PAGE 142, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE DESCRIPTION OF SAID LOT.

THIS BEING THE SAME PROPERTY CONVEYED UNTO W.A. INVESTMENT VENTURES, LLC BY WARRANTY DEED FROM DTR HOMES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, DATED MARCH 11, 2025, OF RECORD IN INSTRUMENT NO. 20250320-0020768, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THE SUBJECT PROPERTY WAS INVESTMENT PROPERTY NOT OCCUPIED BY THE GRANTOR OR HIS/HER SPOUSE AS A PRIMARY RESIDENCE.

This is improved property known as 2104 W RICHMOND HILL DR, NASHVILLE, TN 37207.

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title, and interest thereto belonging to said Grantee. Grantor covenants with Grantee that it is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for current taxes, and restrictions and easements of record.

GRANTOR further covenants and binds itself, its heirs, successors, and representatives to warrant and defend the title to the said land to Grantee, his heirs, successors, and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this 6th day of August, 2025.

W.A. INVESTMENT VENTURES, LLC

BY: Wyatt Chittenden

WYATT CHITTENDEN, Sole Member

STATE OF TENNESSEE
COUNTY OF Montgomery

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared WYATT CHITTENDEN, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Sole Member of W.A. INVESTMENT VENTURES, LLC, the within named bargainor, a TENNESSEE Limited Liability Company, and that such Sole Member, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as Member.

DONE at offices in CLARKSVILLE (City),TENNESSEE, on this the 6th day of August, 2025.

Notary Public
My Commission Expires: 08/16/2028
Notarized remotely using audio-video communication technology via Proof.

CAITLYN A SWAFFER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF MONTGOMERY
Online Notary Public
My Commission Expires
August 16, 2028

STATE OF Tennessee
COUNTY OF Dickson

The actual consideration or value, whichever is greater, for this transfer is $ 304,000.00.

Affiant

Subscribed and sworn to before me, this the 7th day of August, 2025.

NOTARY PUBLIC
My commission expires

KARA CRITCHFIELD
STATE OF TENNESSEE NOTARY PUBLIC
DICKSON COUNTY
My Commission Expires 08-22-2028

Address New Owner(s) as follows:
Tucker D. Reynolds
3104 W. Richmond Hill Drive
Nashville, TN 37207

Send Tax Bills To:
Same as above

Map and Parcel No(s).: 050 13 0 017.00

TRUE COPY CERTIFICATION

Required under T.C.A. § 66-24-101(d)(3) after July 1, 2021

I, **Deanna Wood** *(custodian's name)*, 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 true and exact copy of the original document executed and authenticated according to law on 8-6-25 *(date of document)*.

Deanna Wood — 8-7-25

Custodian's Signature — Date

STATE OF TENNESSEE
COUNTY OF DICKSON

Sworn to and subscribed before me this 7th day of August, 2025.

Kara Critchfield

Notary Public

My Commission Expires: _____

KARA CRITCHFIELD
STATE OF TENNESSEE NOTARY PUBLIC
DICKSON COUNTY
My Commission Expires 08-22-2028

202508070062908