NEW OWNER:
Dupreez Alderman, LLC
1024 Villa Place
Nashville TN 37212

SEND TAX BILLS TO:

~~New Owner~~
Champions Funding LLC
365 E. Germann Rd. Ste 140
Gilbert, AZ 85297

THIS INSTRUMENT PREPARED BY:

TRESSLER & ASSOCIATES, PLLC
Attorneys at Law
212 North Castle Heights Avenue
Lebanon, TN 37087

FILE NO: 25-177

MAP & PARCEL
104-08-0-362-00

Space for Recorder's Stamp

Karen Johnson Davidson County
Batch# 1306929 DEEDWARR
08/08/2025 11:47:30 AM 4 pgs
Fees: $23.00 Taxes: $3,977.50
20250808-0063137

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **ONE MILLION SEVENTY FIVE THOUSAND AND 00/100 DOLLARS ($1,075,000.00)** cash in hand paid, the receipt of which is hereby acknowledged, **Timothy Fugger** ("Grantor") has this day bargained and sold and by these presents does hereby transfer and convey unto **Dupreez Alderman, LLC, a Tennessee Limited Liability Company** ("Grantee"), its successors and assigns, forever, the following tract or parcel of land, situated and lying in Davidson County, Tennessee, bound and described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 11 and the Northerly 7-1/2 feet of Lot No. 12 on the Plan of the Subdivision of Lot No. 60 of the O.B. Hayes Plan of Large Lots, called Rokeby, of record in Plat Book 161, Page 133, in the Register's Office for Davidson County, Tennessee.

Said lot and part of said lot adjoin and front together 57-1/2 feet on the Westerly side of Villa Street and run back between parallel lines 145-1/2 feet to an alley.

Being the same property conveyed to Fugger, LLC, a Tennessee Limited Liability Company by Quitclaim Deed from Timothy Fugger, an unmarried man, by deed dated 10/06/2020 and recorded on 10/09/2020, of record in Instrument No. 202010090117830, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Timothy Fugger, an unmarried man, by Warranty Deed from Jerome T. Oss and Cheryl Oss, husband and wife, and Katherine Oss, married by deed dated July 30, 2020, and recorded August 3, 2020, of record in Instrument No. 202008030085286, Register's Office for Davidson County, Tennessee.

Parcel No.: 104-08-0-362-00
Being also known as: 1711 Villa Place, Nashville, TN 37212

S.O.T. 202508080063136

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, its heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given with deed.

PROPERTY TAXES for the current year shall be prorated.

IN WITNESS WHEREOF, Grantor has executed or caused this instrument to be executed by its duly authorized representative, this 4 day of August, 2025.

Timothy Fugger

STATE OF TENNESSEE

COUNTY OF

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, Timothy Fugger, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 4 day of August, 2025.

NOTARY PUBLIC

Teresa J Fischer

My commission expires: 3/29/29

TERESA J FISCHER
Notary Public - State of Florida
Commission # HH 640881
My Comm. Expires Mar 29, 2029
Bonded through National Notary Assn.

****

The actual consideration or value, whichever is greater, for this transfer is $ 1,075,000.00.

AFFIANT

Sworn to and subscribed to before me this 4 day of August, 2025.

NOTARY PUBLIC

My commission expires: 10-26-25

TONYA THOMAS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

MY COMMISSION EXPIRES:

Tennessee Certification of Electronic Document

I, Alex Shaver, 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 8-4-25 (date of document).

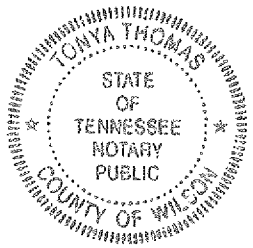
Alex Shaver
Affiant Signature

8-8-25
Date

State of TN

County of Wilson

Sworn to and subscribed before me this 8 day of August, 2025.



Tonya Thomas
Notary's Signature

MY COMMISSION EXPIRES: 10-26-25

MY COMMISSION EXPIRES: