WARRANTY DEED

Karen Johnson Davidson County
Batch # 1310168 DEEDWARR
08/14/2025 12:09:10 PM 2 pgs
Fees: $13.00 Taxes: $2,220.00
20250814-0064837

W. DILLON WOODS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $600,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14TH DAY OF AUGUST, 2025.

Notary Public

MY COMMISSION EXPIRES: 7/7/27
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Pillar Title and Escrow, LLC, 4205 Hillsboro Pk., Suite 210, Nashville, TN 37215

File No.: NAS1517-25

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Robert J Luckett	Robert J Luckett	105073600200
(NAME)	(NAME)	105073600100
535 Moore Ave	535 Moore Ave	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37203	Nashville, TN 37203	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF Six Hundred Thousand And No/100 Dollars ($600,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **JORDAN T. LUCKETT AND REBECCA SHERILL LUCKETT, HUSBAND AND WIFE** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ROBERT J LUCKETT**, 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 Unit No. A on the Plan of The Townhomes at 535 Moore Ave, a Horizontal Property Regime with Private Elements of record in Exhibit "B" in the Declaration of Covenants, Conditions and Restriction at Instrument No. 20250408-0026816 as amended in Instrument No. 20250701-0052015, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Land in Davidson County, Tennessee, being Unit No. B on the Plan of The Townhomes at 535 Moore Ave, a Horizontal Property Regime with Private Elements of record in Exhibit "B" in the Declaration of Covenants, Conditions and Restriction at Instrument No. 20250408-0026816 as amended in Instrument No. 20250701-0052015, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

This is improved ☒ property, known as 535 Moore Ave, Nashville, TN 37203

(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 the 14th day of August, 2025.

Jordan T. Luckett

Rebecca Sherill Luckett

State of ~~Tennessee~~ Alabama
County of ~~HAMILTON~~

On this the 14th day of August, 2025, before me personally appeared Jordan T. Luckett and Rebecca Sherill Luckett, to me known to be persons described in and who executed the foregoing instrument, and acknowledged that such persons executed the same as such person'sfee act and deed.

Witness my hand, at office, this 13 day of August, 2025.

Notary's Signature (Seal)

My commission expires: My Commission Expires 8/11/2027

NOTARY PUBLIC JANICE COGER ALABAMA STATE AT LARGE