Name and Address of New Owner:
LaCosta Tucker and Cali Tucker
3437 Greencrest Drive
Las Vegas, NV 89121

Send Tax Statements To:

NEW OWNER

THIS INSTRUMENT PREPARED BY:
(Please Return Document to this Address)

Lawyers Land & Title Services, LLC
500 North Walnut St.
Murfreesboro, TN 37130
File No.: MC-25081070

Map and Parcel: 092 10 0 070.00 and

Karen Johnson Davidson County
Batch# 1325859 DEEDWARR
09/23/2025 01:21:30 PM 3 pgs
Fees: $18.00 Taxes: $3,237.50
20250923-0075942

WARRANTY DEED

For and in consideration of the sum of ten dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Around The Bend 397, LLC**, hereinafter called the GRANTOR, has bargained and sold, and by these presents does transfer and convey unto **The Juanita Lacosta Tucker Living Trust**, 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:

Being Lot No. 30 on the Plan of Map of Charlotte Heights of record in Plat Book 57, Page 169, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete and accurate description of the property.

Said Lot No. 30 fronts 50 feet on the Westerly side of 31st Avenue North and runs back between parallel lines 145 feet to an alley.

Being the same property conveyed to Around The Bend 397 LLC, a Tennessee Limited Liability Company by Quitclaim Deed from Hensley Group LLC, a Limited Liability Company filed for record on November 13, 2023 in Instrument No. 20231113-0087804, of the Register's Office for Davidson County, Tennessee.

This conveyance is subject to: (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

This is improved property known as: 515 31st Ave N, Nashville, TN 37209

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 assigns, 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 hand this 12th day of September, 2025.

Around The Bend 397, LLC

BY: _____

Michael Eric Hensley, Managing Member

State of Tennessee

County of Rutherford

Personally appeared before me, a notary public in and for the state and county aforementioned, Michael Eric Hensley, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged him/herself to be Managing Member of Around the Bend 397, LLC and that he/she as such Managing Member executed the foregoing instrument for the purposes therein contained, by signing the name of the company by himself/herself as Managing Member.

Witness my hand and seal this 12th of September, 2025.

_____

Notary Public

My Commission Expires: 4/19/26

ANGELA MURPHY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $875,000.00.

_____

Affiant Signature

Subscribed and sworn to before me, this 12th day of September, 2025.

_____

Notary Public

My Commission Expires: 4/19/26

ANGELA MURPHY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Tennessee Certification of Electronic Document

I, April G Nichols 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 9-12-2025 (date of document).

Affiant Signature

September 12, 2025
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 12 day of September 2025

Notary's Signature

MY COMMISSION EXPIRES: 5/8/2029

NOTARY'S SEAL

