WARRANTY DEED

Karen Johnson Davidson County
Batch# 1364241 DEEDWARR
12/31/2025 02:32:30 PM 3 pgs
Fees: $18.00 Taxes: $1,554.00
20251231-0104638

RACHEL MARIE COLLINS
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 $420,000.00

Kirsten Virden
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 31st DAY OF DAVIDSON, 2025.

Rachel Marie Collins
Notary Public

MY COMMISSION EXPIRES: 3.21.2028
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Hardeman, Montgomery & Potter, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Biggs Properties, LLC	Same as New Owner	
(NAME)	(NAME)	
13114 Woodburn Allen Springs Rd.		091-11-0-239.00 091-11-0-494.00
(ADDRESS)	(ADDRESS)	
Alvaton, KY 42122		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **ROBERT JUSTIN LUCKETT**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **BIGGS PROPERTIES, LLC, A KENTUCKY LIMITED LIABILITY COMPANY,** 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:

PROPERTY 1:

Land in Davidson County, Tennessee, being Lot No. 815, of Block 125, Plan No. 1, West Nashville Plan No. 1, West Nashville of record in Plat Book 57, Pages 74 and 75, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

PROPERTY 2:

Land in Davidson County, Tennessee, being Lot No. 817, of Block 125, Plan No. 1, West Nashville Plan No. 1, West Nashville of record in Plat Book 57, Pages 74 and 75, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Catherine A. Fleming by Substitute Trustee's Deed from I. Dyke Tatum, Substitute Trustee of record in Book 10816, Page 187, Register's Office for Davidson County, Tennessee, dated March 2, 1998 and recorded on March 2, 1998.

The said Catherine A. Fleming having died on or about May 1, 2016, with the Estate of Catherine A. Fleming being administered under Docket No. 16P-791, in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division.

Being a portion of the same property conveyed to Georgia May Fleming, a one-half undivided interest as a tenant in common by Guardian's Quitclaim Deed from James B. May, Guardian of the person and property of Georgia May Fleming of record in Instrument No. 20210423-0054570 Register's Office for Davidson County, Tennessee, dated April 16, 2021 and recorded on April 23, 2021.

Being a portion of the same property conveyed to Iris Catherine Marable May-Fleming, a one-half (1/2) undivided interest as a tenant in common by Guardian's Quitclaim Deed from James B. May, Guardian of the person and property of Iris Catherine Marable May-Fleming of record in Instrument No. 20220526-0061522 Register's Office for Davidson County, Tennessee, dated May 25, 2022 and recorded on May 28, 2022. Affidavit of Heirship of record at Instrument No. 20251001-0078060.

Being a portion of the same property conveyed to Robert Justin Luckett by Warranty Deed from Iris Catherine Marable May-Fleming, a single woman, and Georgia May Fleming, a single woman of record in Instrument No. 20251001-0078061, Register's Office for Davidson County, Tennessee, dated September 29, 2025 and recorded on October 01, 2025.

Being a portion of the same property conveyed to Robert Justin Luckett by Quitclaim Deed To Re-Establish Original Lots from Robert Justin Luckett of record in Instrument No. 20251030-0086338, Register's Office for Davidson County, Tennessee, dated October 29, 2025 and recorded on October 30, 2025.

JW2025-1534

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

unimproved
This is improved x property, known as 4906 & 4908 Georgia Ave, Nashville, TN 37209
(House Number) (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 my hand this 12th day of December, 2025

ROBERT JUSTIN LUCKETT

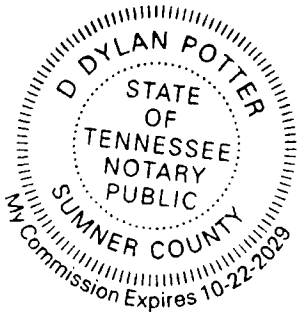
STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Robert Justin Luckett, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 12th day of December, 2025.

Commission expires:

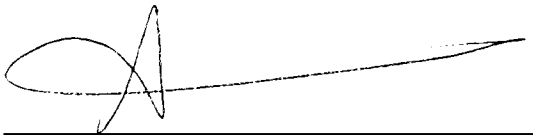


Notary Public

JW2025-1534

CERTIFICATE OF AUTHENTICITY

I, Alicia Johnson, do hereby make oath that I am 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 12/12/2025.



Affiant Signature — Date: 12/12/2025

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 12/12/2025.



Notary's Signature

My Commission Expires: 4-21-26



Notary's Seal