Karen Johnson Davidson County
Batch# 1378609 DEEDWARR
02/10/2026 09:43:30 AM 3 pgs
Fees: $18.00 Taxes: $6,752.50
20260210-0009988

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF MONTGOMERY

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,825,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5TH DAY OF FEBRUARY, 2026.

Notary Public

MY COMMISSION EXPIRES: 4-25-2029
(AFFIX SEAL)

AMANDA L. RUSHING STATE OF TENNESSEE NOTARY PUBLIC MONTGOMERY COUNTY My Commission Expires 04-25-2029

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 123-A Center Pointe Drive, Clarksville, TN 37040

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Linda Sue Singletary and Wesley Ike Gullett	NEW OWNERS	Parcel ID: 105 01 0 135.00
(NAME)	(NAME)	
127 Center Pointe Dr		
(ADDRESS)	(ADDRESS)	
Clarksville, TN 37040		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 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, I/WE, **1014 Villa Place LLC, a Tennessee Limited Liability Company**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Linda Sue Singletary and Wesley Ike Gullett, as joint tenants with right of survivorship**, 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 part of Lot No. 41, BF Shields Heirs Tract, of record in Book 57, Page 31, Register's Office for Davidson County, Tennessee, and further described by a mortgage loan inspection by Campbell Surveying Co. Inc, 2424 21st Avenue South, Nashville, Tennessee, 37212, License No. 665, dated August 12, 1992, as follows:

Beginning at a point in the Westerly margin of Villa Place said point being the Southwesterly corner; thence Northerly 48.17 feet to a point; thence Easterly 140.75 feet to a point; thence South 48.17 feet to a point; thence Westerly 140.75 feet to the point of beginning.

Being the same property conveyed to 1014 Villa Place, LLC, a Tennessee Limited Liability Company from Robert Williams, Jr, unmarried by Warranty Deed dated March 12, 2025 and recorded on March 25, 2025 in Instrument No. 20250325-0022259, Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 1014 Villa Pl., Nashville, TN 37212

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 5 day of February, 2026.

1014 Villa Place LLC

BY: _____
Marissa Francis
Member

BY: _____
Brady James
Member

STATE OF TENNESSEE

COUNTY OF Williamson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Marissa Francis and Brady James, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged themselves to be the Members, and are authorized to execute the instrument on behalf of 1014 Villa Place LLC, the within named bargainor, and that they as such Members, executed the foregoing instrument for the purposes therein contained, by signing the name of the LLC by themselves as Members.

Witness my hand and official seal, this the 5th day of February, 2026.

_____
Notary Public

My Commission Expires: 5.16.29

(SEAL)

DAVID R. A. ROETGER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Certificate of Authenticity

I, Lacey Chumley, 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

February 5, 2026

Date

Lacey Chumley

Affiant Signature

February 5, 2026

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 5 day of February, 2026

Stacy R Jacobs

Notary Signature

My Commission Expires: 3/9/2027

STACY R JACOBS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON