Name and Address of New Owner:
Princeton Developments Corp
7233 Blue Gable Rd
Hermitage, TN 37076
Send Tax Bills To:
Princeton Developments Corp
7233 Blue Gable Rd.
Hermitage, TN 37076
This Instrument Prepared By:
R. Houston Akin, Attorney
Mockingbird Title & Escrow Services, LLC
611 Woodland Street
Nashville, Tennessee 37206

Karen Johnson Davidson County
Batch# 1387761 DEEDWARR
03/03/2026 02:13:30 PM 4 pgs
Fees: $23.00 Taxes: $488.40
20260303-0016861

Map & Parcel No: 081 15 0 015.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **William Tucker, and Daryl Tucker**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Princeton Developments Corp., a Tennessee Corporation,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being the southerly 33 1/3 feet of Lot No. 136 on the Map of S. A. CHAMPION'S SUBDIVISION of Harding Property, as of record in Plat Book 161, Page 132, Register's Office for said County.

Said part of Lot No. 136 fronts 33 1/3 feet on the Easterly side of 23rd Avenue, North, formerly Lealand Street, and runs back between parallel lines 150 feet to an alley.

Being the same property conveyed to Gloria Thompson-Ewing, unmarried and Eugene William Thompson, unmarried, as joint tenants with right of survivorship, by Quitclaim Deed from Arppie Glenn Thompson, widowed, of record in Instrument No. 20101230-0103978, in the Register's Office of Davidson County, Tennessee, dated December 30, 2010, and recorded on December 30, 2010. The said Gloria Thompson-Ewing died on January 02, 2023, leaving Eugene William Thompson as the sole surviving tenant in common, then Eugene William Thompson died intestate on May 26, 2023.*

***Affidavit of Heirship of record in Instrument No. 20260220-0013522.**

Further being the same property conveyed to Eugene Thompson and wife, Arppie Glenn Thompson, by Warranty Deed from Matt G. Faulkner and wife, Margie Faulkner, of record in Book 4020, Page 512, in the Register's Office of Davidson County, Tennessee, dated May 23, 1966, and recorded on May 26, 1966. The said Eugene Thompson died on

or before October 14, 1984, leaving Arppie Glenn Thompson as surviving tenant by the entirety.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 23rd day of February, 2026.

(SEAL)
William Tucker

(SEAL)
Daryl Tucker

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 23rd day of February, 2026, before me personally appeared William Tucker and Daryl Tucker, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 23rd day of February, 2026.

R. HOUSTON AKIN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Notary Signature
My commission expires: 5/9/26

AFFIDAVIT OF VALUE

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $132,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

AFFIANT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me this 23rd day of February, 2026.

Notary Signature
My commission expires: 2/26/29

LAURIE DAMEWOOD
TENNESSEE NOTARY PUBLIC
My Comm Exp. 2/26/29
COUNTY OF WILSON

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENT

I, **J. Carlton Drumwright**, 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 23, 2026.

J. Carlton Drumwright

February 23, 2026
Date

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn and subscribed before me on February 23, 2026.

Notary

My Commission Expires: 11/21/26

ELIZABETH J. BARNES
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY