WARRANTY DEED

Karen Johnson Davidson County
Batch # 1409198 DEEDWARR
04/21/2026 02:46:31 PM 2 pgs
Fees: $13.00 Taxes: $1,235.80

20260421-0032908

W-BR-26-1427A

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $334,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th DAY OF APRIL, 2026.

Notary Public

MY COMMISSION EXPIRES: 5/9/28

(AFFIX SEAL)

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 05-09-2028

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Kevin and Lynette Fulmer Revocable Trust U/A/D May 21, 2019	**SAME AS NEW OWNER**	
(NAME)	(NAME)	**P/O 083-02-0-076.00**
1427 A Roberts Ave		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **TERRA CONSTRUCTION, LLC, A TENNESSEE LIMITED LIABILITY COMPANY AND W.A. INVESTMENT VENTURES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **KEVIN AND LYNETTE FULMER REVOCABLE TRUST U/A/D MAY 21, 2019,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land situated in Davidson County, Tennessee, being Unit A, as established in Declaration of Covenants, Conditions and Restrictions for Homes at Fourteen Twenty-Seven Roberts Avenue, a horizontal property regime with private elements, of record at Instrument No. 20260409-0028997, Register's Office Davidson County, Tennessee, as identified on the Plat attached as Exhibit B to said Declaration, and which reference is hereby made for a more particular description of said property.

Being the same property conveyed to Chad M. Harrison by Warranty Deed from Paula A. Milligan (f/k/a Paula A. Green), married of record in Instrument No. 20040120-0007569 Register's Office for Davidson County, Tennessee, dated January 16, 2004 and recorded on January 20, 2004.

Being a portion of the same property conveyed to Terra Construction, LLC, A Tennessee Limited Liability Company, and WA Investment Ventures, LLC, A Tennessee Limited Liability Company by Warranty Deed from Chad M. Harrison, an unmarried man of record in Instrument No. 20260317-0021344 Register's Office for Davidson County, Tennessee, dated March 16, 2026 and recorded on March 17, 2026.

This conveyance is subject to:
- Taxes for the year 2026 and subsequent years.
- All matters shown on the Plan of record in Plat Book 332, Page 18, Register's Office for Davidson County, Tennessee.
- Covenants, Conditions and Restrictions of record in Instrument Number 20260409-0028997, Register's Office for Davidson County, Tennessee.
- Bylaws of the Homes at Fourteen Twenty-Seven Roberts Avenue Homeowners Association, Inc of record in Instrument No. 20260409-0028997, in the Register's Office for Davidson County, Tennessee.
- Utility Easement of record in Instrument Number 20260409-0029000, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1427 A Roberts Ave, Nashville, Tennessee 37206**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this the 20th DAY OF APRIL, 2026.

Terra Construction, LLC

BY:_____
John Gleaves
Authorized Agent

W.A. Investment Ventures, LLC

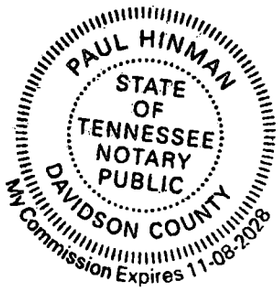
BY:_____
John Gleaves
Authorized Agent

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JOHN GLEAVES, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the AUTHORIZED AGENT of TERRA CONSTRUCTION, LLC the within named bargainor, a limited liability company, and that he/she as such AUTHORIZED AGENT executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 20th of April, 2026.

_____
Notary Public
My Commission Expires: _____
(SEAL)



STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JOHN GLEAVES, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the AUTHORIZED AGENT of W.A. INVESTMENT VENTURES, LLC the within named bargainor, a limited liability company, and that he/she as such AUTHORIZED AGENT executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 20th of April, 2026.

_____
Notary Public
My Commission Expires: _____
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212