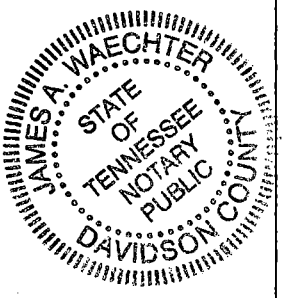
RETURN TO:
BANKERS TITLE & ESCROW CORP.
3310 WEST END AVE STE. 540
NASHVILLE, TN 37203



(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $316,500.00.

Affiant

Subscribed and sworn to before me, this April 27, 2026.

Notary Public

My commission expires: 11-8-27

THIS INSTRUMENT PREPARED BY:
Keith H Solomon, Attorney
PRE-LTC, LLC
174 Saundersville Road
Suite 102
Hendersonville, TN 37075

Karen Johnson Davidson County
Batch # 1412059 **DEEDWARR**
04/28/2026 10:26:41 AM 2 pgs
Fees: $13.00 Taxes: $1,171.05

20260428-0036855

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Jake Viache	New Owner	034-14-0-013.00
327 Dinwiddie Drive		
Nashville, TN 37115		

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, We,

Samuel Gassert and Taylor Gassert, husband and wife

(hereinafter called the "Grantors"), have bargained and sold, and by these presents do transfer and convey unto

Jake Viache, single man

(hereinafter called the "Grantee"), Grantee heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 30 on the Plan of Stanley Heights of record in Book 3300, Page 74, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of said lot.

Being the same property conveyed to Samuel D. Gassert, an Unmarried Man, and Taylor L. Tischhauser, an Unmarried Woman, as Joint Tenants With Right of Survivorship, by Warranty Deed from Abby L. Birkey nka Abby Cunningham, a Married Woman, of record in Instrument No. 20230406-0025300 Register's Office for Davidson County, Tennessee, dated April 4, 2023 and recorded on April 6, 2023.

Taylor Gassert joins in this conveyance in order to convey her marital interest in the property.

This is [X] improved [ ] unimproved property known as 327 Dinwiddie Drive, Nashville, TN 37115

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee heirs and assigns, forever.

GRANTORS COVENANTS with the said Grantee that Grantee is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by the Grantee. **OR** Real estate taxes for all subsequent years, the current year's taxes having been previously paid (or paid at closing) and prorated between the parties herein.

2. Matters, if any, shown on any applicable Plan of record in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTORS FURTHER COVENANTS and binds Grantors, heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee 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.

IN WITNESS WHEREOF the Grantors has hereunto executed this instrument on this the 27 day of April, 2026

Samuel Gassert

Taylor Gassert

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, Samuel Gassert and Taylor Gassert, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that Grantors executed the within instrument for the purposes therein contained, and who swore to the statements made above and subscribed their names above.

Witness my hand and official seal this 27 day of April, 2026

Notary Public
My Commission Expires: 3-23-27

Gregory D. Vadner
State of Tennessee Notary Public
Sumner County

PRE-LTC, LLC File No. 26-13046-7626