Karen Johnson Davidson County
Batch# 1418771 DEEDWARR
05/11/2026 01:25:30 PM 3 pgs
Fees: $18.00 Taxes: $3,015.50
20260511-0042331

WARRANTY DEED

SANDY MCCOLLUM NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

File No. RR-26-2069

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $815,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th day of May, 2026

Notary Public

MY COMMISSION EXPIRES: 7/18/2027
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, LLC, 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
505 Achievement Land Trust	The Huntington National Bank	
505 Achievement Drive, #A	2778 W. Jackson St.	090-16-0U-001.00-CO
Nashville, TN 37209	Tupelo, MS 38801	

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, I/we, **Gregory S. Kizer, an unmarried man**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Derrick Stroup, Trustee of 505 Achievement Land Trust u/a/d April 23, 2026**, HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land located in Davidson County, Tennessee, and being known and designated as all of Unit A, Fivehundredfive Achievement Drive, a Horizontal Property Regime, created under Title 66, Chapter 27, Section 101, et seq., Tennessee Code Annotated and established by that certain Declaration of Covenants, Conditions and Restrictions for Fivehundredfive Achievement Drive, of record in Instrument No. 20210120-0008831, in the Register's Office for Davidson County, Tennessee, to which Declaration and plat as shown as Exhibit "B" in said Declaration, specific reference is hereby made for a more particular description of said unit.

Being the same property conveyed to Gregory S. Kizer by Warranty Deed from Hidden Trail Properties, LLC, a Tennessee limited liability company of record in Instrument No. 20211230-0171687 Register's Office for Davidson County, Tennessee, dated December 22, 2021 and recorded on December 30, 2021.

This is property more commonly known as 505 Achievement Drive, #A, Nashville, TN 37209.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2026 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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/our hand this 7th day of May, 2026.

Gregory S. Kizer

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 7th day of May, 2026, before me personally appeared Gregory S. Kizer, 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 7th day of May, 2026.

Notary Signature
My commission expires: 1/22/2030

SARAH SIMMONS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Tennessee Certification of Electronic Document

I, Sandy McCollum, ~~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 5/7/2026 (date of document).

Affiant Signature

5/7/2026
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 7 day of May, 2026.

Notary's Signature

MY COMMISSION EXPIRES: 6/17/2026

NOTARY'S SEAL

TAYLOR R. ZUK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY