Karen Johnson Davidson County
Batch# 1419239 DEEDWARR
05/12/2026 09:30:30 AM 3 pgs
Fees: $18.00 Taxes: $584.60
20260512-0042530

WARRANTY DEED

STEPHANIE WOODALL
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on
11/05/2029
DAVIDSON COUNTY

Y-BMR-26-1427B

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $158,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th DAY OF MAY, 2026.

Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
608 Shelby Avenue
Nashville, TN 37206

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)	
310 W Mohawk Drive	**310 W. Mohawk Drive**	**083-02-3B-002.00-CO**
(ADDRESS)	(ADDRESS)	
Malvern, OH 44646	**Malvern, OH 44646**	
(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 in Davidson County, Tennessee, being Unit No. B on the Plan of Homes at Fourteen Twenty-Seven Roberts Avenue, a Horizontal Property Regime with Private Elements of record in Exhibit "B" in the Declaration of Covenants, Conditions and Restrictions at Instrument No. 20260409-0028997, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

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:
- Subject to all matters shown on the Plan of record in Plat Book 332, Page 18, Register's Office for Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, by-laws, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20260409-0028997, Register's Office for Davidson County, Tennessee.
- Utility Easement and Maintenance Agreement of record in Instrument Number 20260409-0029000, 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 B 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 11th DAY OF MAY, 2026.

Terra Construction LLC

BY:_____
John Gleaves
Authorized Agent

W.A. Investment Ventures, LLC

BY:_____
Wyatt A. Chittenden
Member

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 11th of May, 2026.

Stephanie Woodall
Notary Public
My Commission Expires: _____
(SEAL)

STEPHANIE WOODALL
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 11/05/2029
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, WYATT A. CHITTENDEN, 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 MEMBER of W.A. INVESTMENT VENTURES, LLC the within named bargainor, a limited liability company, and that he/she as such MEMBER executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 11th of May, 2026.

Brian D. Mitchell
Notary Public
My Commission Expires: 03/09/2027
(SEAL)

BRIAN D. MITCHELL
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-09-2027

RETURN TO:
Rudy Title and Escrow, LLC
608 Shelby Avenue
Nashville, TN 37206

CERTIFICATE OF AUTHENTICITY

I, Stephanie Woodall, 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 May 11, 2026.

Date

Stephanie Woodall

Affiant Signature

May 11, 2026

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 11th day of May, 2026.

Notary's Signature

My Commission Expires: _____

Date

Notary's Seal (if on paper)

