THIS INSTRUMENT WAS PREPARED BY	39171
Bankers Title & Escrow Corporation 3310 West End Avenue Nashville, TN 37203 P26-9487-WE Karen Johnson Davidson County Batch# 1423540 DEEDWARR 05/21/2026 11:40:30 AM 3 pgs Fees: $18.00 Taxes: $10,915.00 20260521-0046497	STATE OF TENNESSEE COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 2,950,000.00. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21 DAY OF May, 2026. Notary Public MY COMMISSION EXPIRES: (AFFIX SEAL)

KELLY E. COX
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES JULY 2, 2029

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Benjamin Farrer and Amanda Whelan Farrer	Legacy Home Loans	
4024 General Bate Drive	408 Hwy 76	132-01-0-107.00
Nashville, TN 37204	White House, TN 37188	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, WE, **Jason Alan Zucker, an unmarried man,**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Benjamin Farrer and Amanda Whelan Farrer, husband and wife,**

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, State of Tennessee, described as follows, to wit:

Being Lot No. 101 on the Map of Rolling Meadows, as of record in Book 1424, Page(s) 98 and 99, Register's Office for said County, to which plat reference is hereby made for a complete description.

Being the same property conveyed to Jason Alan Zucker, an unmarried man by Warranty Deed from Anthony Edward Bass and Sydney Bass, husband and wife of record in Instrument No. 20240805-0059630 Register's Office for Davidson County, Tennessee, dated August 01, 2024 and recorded on August 05, 2024.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This improved property is known as **4024 General Bate Drive, Nashville, TN 37204.**

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 our hands this the 19 day of May, 2026.

Jason Alan Zucker by

Attorney-in-Fact

Jason Alan Zucker by Cole A. Hickman,
Attorney-in-Fact

STATE OF Minnesota
COUNTY OF Hennepin

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named **Cole A. Hickman**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he is Attorney in Fact for **Jason Alan Zucker**, and that this instrument was executed on behalf of the said Jason Alan Zucker for the purposes therein contained pursuant to a Power of Attorney being recorded simultaneously herewith at Instrument No. 202605210046496, in the Register's Office for Davidson County, Tennessee.

Witness my hand and official seal this the 19 day of May, 2026.

My Commission expires: 01/31/31

Notary Public

STEPHANIE MARIE DOHMEN
Notary Public
Minnesota
My Commission Expires January 31, 2031

Tennessee Certification of Electronic Document

I, George Mudter, 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 5/19/26 (date of document).

Affiant Signature

5/21/26
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 21 day of May, 2026.

Notary's Signature

MY COMMISSION EXPIRES: _____

NOTARY'S SEAL

EILEEN K. HOPKINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES JULY 7, 2027