Karen Johnson Davidson County
Batch# 1438789 DEEDWARR
06/29/2026 09:04:30 AM 3 pgs
Fees: $18.00 Taxes: $1,531.80
20260629-0058376

RECORD AND RETURN TO:
Limestone Title, LLC
580 Franklin Rd.
Suite 203
Franklin, Tennessee 37069
File No.: QMTL-40468-26

WARRANTY DEED	STATE OF TENNESSEE COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $414,000.00. AFFIANT SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25 day of June 2026. NOTARY PUBLIC My commission expires: 11-21-26

ELIZABETH J. BARNES
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

THIS INSTRUMENT PREPARED BY: Limestone Title, LLC, 580 Franklin Road, Suite 203, Franklin, Tennessee 37069		
ADDRESS NEW OWNER: Ewura Abena Impraim Mensah 3000 Sapgate Ln NW Nashville, TN 37207	SEND TAX BILLS TO: Same address as new owner	MAP-PARCEL NUMBERS 050-02-0E-203.00

FOR AND IN CONSIDERATION of the sum of FOUR HUNDRED FOURTEEN THOUSAND AND 00/100 Dollars ($414,000.00) and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **FRANTZ FULCHER AND EUNICE TAKAI FULCHER, HUSBAND AND WIFE**, hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **EWURA ABENA IMPRAIM MENSAH, AN UNMARRIED WOMAN**, hereinafter called the Grantee(s), their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 203 on the Plan of Final Plat, Thornton Grove PUD, Phase 3A, of record in Instrument #20220420-0045367, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Frantz Fulcher and Eunice Takai Fulcher, husband and wife, from NVR, Inc., a Virginia corporation T/A Ryan Homes, by Special Warranty Deed dated February 8, 2023 and recorded February 9, 2023 in Instrument #20230209-0009481, said Register's Office.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

This is improved property, known as: 3000 Sapgate Lane NW, Nashville, TN 37207.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the current year property taxes, which taxes are being prorated between the parties.

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this 24 day of June, 2026

GRANTOR(S)

Frantz Fulcher

Eunice Takai Fulcher

STATE OF Virginia
COUNTY OF Stafford

Personally appeared before me, a Notary Public, Frantz Fulcher and Eunice Takai Fulcher, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the 24 day of Jue 2026.

Notary Public

ELLEN LOUISE SWINTON
Notary Public
Commonwealth of Virginia
Registration No. 325261
My Commission Expires Sep 30, 2026

Printed Notary Name

My commission expires: 09/30/2026.

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENT

I, **J. Carlton Drumwright**, 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 June 24, 2026.

J. Carlton Drumwright

June 24, 2026
Date

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn and subscribed before me on June 24, 2026.

Notary

My Commission Expires: 11/21/26

ELIZABETH J. BARNES
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY