Karen Johnson Davidson County
Batch# 1448066 DEEDWARR
07/16/2026 02:15:30 PM 3 pgs
Fees: $18.00 Taxes: $1,313.50
20260716-0064617

RECORD AND RETURN TO:
VICTORY TITLE & ESCROW, LLC
2615 MEDICAL CENTER PARKWAY, STE. 1560
MURFREESBORO, TN 37129
VT260400026

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$355,000.00

Carmen Coats
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, this the 10th day of July, 2026

Notary Public

MY COMMISSION EXPIRES: 12/19/29

APRIL SUMRALL
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY
MY COMMISSION EXPIRES 12-19-2029

THIS INSTRUMENT WAS PREPARED BY
VICTORY TITLE & ESCROW, LLC, 2615 MEDICAL CENTER PKWY., STE. 1560, MURFREESBORO, TN 37129

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Heather F. Singley **407 Pitts Ave.** **Old Hickory, TN 37138**	Churchill Mortgage Corp. 1749 Mallory Lane. Ste 100 Brentwood, TN 37027	**053-16-0-073.00**

FOR AND IN 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,

Tony G. Puckett and Jennifer A. Puckett, husband and wife

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Heather F. Singley, an unmarried woman

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:

A certain lot or parcel of land in the 4th Civil District of Davidson County, Tennessee, being part of Tract No. 10 on the unrecorded plan of the Life and Casualty Insurance Company's Subdivision, described as follows:

BEGINNING on the westerly margin of Pitts Avenue at a point 300 feet south of the southerly margin of the right of way of the Tennessee Central Railroad; thence with the westerly margin of said avenue southwardly 65 feet; thence westwardly and parallel to the southerly margin of said right of way 275 feet; thence northwardly and parallel to the westerly margin of Pitts Avenue 65 feet; thence eastwardly 275 feet to the beginning. Description is the same as the previous deed of record.

BEING the same property conveyed to Tony G. Puckett and Jennifer A. Puckett, husband and wife, by Warranty Deed from Austin Guillemet, a married man, dated 8/9/2019 and recorded 8/13/2019 in Instrument No. 20190813-0080553, in the Register's Office of Davidson County, Tennessee

This conveyance is subject to: 1) Current years taxes which have been prorated and assumed by the 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 government and zoning regulations.

This is improved (X) property known as **407 Pitts Ave., Old Hickory, TN 37138**
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 9th day of July, 2026.

Tony G. Puckett
Tony G. Puckett

Jennifer A. Puckett
Jennifer A. Puckett

STATE OF TENNESSEE
COUNTY OF COFFEE

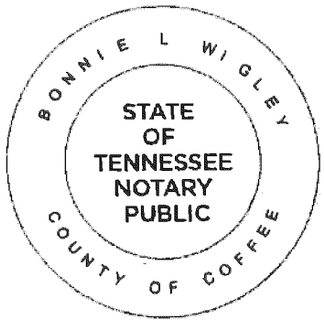
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Tony G. Puckett and Jennifer A. Puckett the bargainor(s) with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at MANCHESTER, Tennessee, this 9th day of July, 2026.

Commission Expires: 09/18/2027

Notary Public

Notarized remotely using audio-video communication technology via Proof.



Online Notary Public
My Commission Expires
September 18, 2027

Tennessee Certification of Electronic Document

I, Steven T. Morris, 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 July 10. 2026

Affiant Signature

15th day of July, 2026

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 15th day of July, 2026

Notary's Signature

MY COMMISSION EXPIRES: 1/24/2028

NOTARY'S SEAL

CATHERINE DESIMONE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-24-2028

202607160064617