WARRANTY DEED

Karen Johnson
Batch # 1450695
07/22/2026 03:06:59 PM
Fees: $18.00 Taxes: $642.88

Davidson County
DEEDWARR
3 pgs

20260722-0066643

LL-E-26-634-2

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $173,750.50.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20 DAY OF JULY, 2026.

Notary Public

MY COMMISSION EXPIRES: 9-16-29
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Jennifer Fitzhugh and Bruce Fitzhugh	**Same as New Owner**	
(NAME)	(NAME)	**043-05-0-248.00**
3611 Brush Hill Ct		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216		
(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, **TAN PREMIER HOMES 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 **JENNIFER FITZHUGH AND BRUCE FITZHUGH, WIFE AND HUSBAND,** 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 Lot Nos. 6 and 7 of Block "F", on the plan of Woodlawn Estates, as of record in Book 843, Page 82, Register's Office of Davidson County, Tennessee. Said Lots front 25 feet each on the easterly side of Delaware Avenue and run back between lines to the easterly line of the subdivision and show 25 feet each thereon.

Being a portion of the same property conveyed to Tan Premier Homes LLC, a Tennessee limited liability company, by deed from Robert R. Monahan an unmarried person, of recording in Instrument No. 20260722-0066642, Register's Office of Davidson County, Tennessee.

This conveyance is subject to:
- Taxes for the year 2026 a lien, not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 843, Page 82, Register's Office for Davidson County, Tennessee.
- Subject to all matters shown on the property survey of 636 DelawareAvenue, Madison, Davidson County, Tennessee, prepared by David P. Brackman, R.L.S. # 1684, with Brackman Land Serveying, bearing File No. 26-147, and dated June 24, 2026.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **634 Delaware Ave, Madison, Tennessee 37115**.

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 20 DAY OF JULY, 2026.

Tan Premier Homes LLC

BY: _____
Devin A. Tan
Sole Member

STATE OF Florida
COUNTY OF Lake

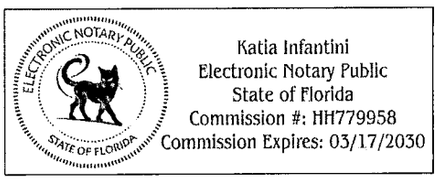
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, DEVIN A. TAN, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the SOLE MEMBER of TAN PREMIER HOMES LLC the within named bargainor, a limited liability company, and that he/she as such SOLE MEMBER executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 20th of July, 2026.

Katia Infantini
Notary Public
My Commission Expires: 03/17/2030

ID checked for Devin A. Tan - Nevada DL

Notarized online using audio-video communication technology



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

TENNESSEE CERTIFICATE OF AUTHENTICITY

I, Logan Bell, 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 20, 26 (date of document).

Affiant Signature

Date 7-20-2026

State of TENNESSEE

County of DAVIDSON

Sworn to and subscribed before me this 20th day of July, 2026.

Notary's Signature

MY COMMISSION EXPIRES: 9-16-29

MELISSA JANSEN
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY