Karen Johnson Davidson County
Batch# 1455567 DEEDWARR
08/04/2026 11:16:30 AM 3 pgs
Fees: $18.00 Taxes: $18,500.00
20260804-0071643

WARRANTY DEED

ROBYN DUBRAY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES DECEMBER 16, 2028

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $5,000,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31ST DAY OF JULY, 2026.

Notary Public

MY COMMISSION EXPIRES: 12/16/2028
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Phoenix Title Services, LLC
121 1st Avenue South, Suite 200
Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NO(S).
Roche Harbor Trust U/A/D 05/18/26, a Tennessee Community Property Trust	NEW OWNER	131 08 0 011.00
(NAME)	(NAME)	
1135 Duncanwood Dr	1135 Duncanwood Dr	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37204	Nashville, TN 37204	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Legacy Homes of TN, LLC, a Tennessee limited liability company**, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **Roche Harbor Trust U/A/D 05/18/26, a Tennessee Community Property Trust,** hereinafter called the GRANTEE(S), their successors and assigns, a certain tract or parcel of land in DAVIDSON County, State of Tennessee, described as follows, to-wit:

The land referred to herein below is situated in the County of DAVIDSON, State of Tennessee, and is described as follows:

Being Lot No. 56 on the Map of DUNCANWOOD as of record in Book 1424, page 139, Register's Office for Davidson County, Tennessee.

Said Lot No. 56 fronts 105 feet on the Southerly side of Duncanwood Drive and runs back 183.2 feet on the Easterly line and 211.6 feet on the westerly line to a deadline in the rear, measuring 179 feet thereon.

Being the same property conveyed to Legacy Homes of TN, LLC., a Tennessee limited liability company, by Warranty Deed from Nathan O'Neil Casey, Personal Representative of the Estate of Mary Ann Ringo Moore, dated May 14, 2025, recorded May 15, 2025, as Instrument No. 20250515-0038206, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO THE FOLLOWING:
County of DAVIDSON taxes for the year 2026 and thereafter, not yet due and payable.
Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of DUNCANWOOD, as recorded in Book 1424, Page(s) 139 .
Covenants, Conditions and Restrictions as set forth in Restrictions recorded in Book 1786, Page 178.
Declaration of Restrictions and Covenants for SCMs for Regulated Residential Infill recorded on May 21, 2026 in Instrument No. 20260521-0046528.

This conveyance is further subject to (1) all applicable zoning ordinances, (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, (5) property taxes for the current year and subsequent years, and (6) other matters of public record.

unimproved ☐
This is improved ☒ 1135 Duncanwood Dr, Nashville, TN 37204
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 successors 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 successors and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their successors 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.

Effective the 31 day of July, 2026.

Legacy Homes of TN, LLC, a Tennessee limited liability company

BY: _____
Blake Parks
Authorized Agent

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public for the said State and County aforesaid Blake Parks, with whom I am personally acquainted (or proved to me his identity on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be a Authorized Agent (or other officer authorized to execute the instrument) of Legacy Homes of TN, LLC, the within named bargainor, a Tennessee limited liability company, and that as such Member executed the foregoing instrument for the purposees therein contained, by signing the name of the limited liability company by himself as a Member.

Witness my hand and seal, at office, this 31 day of July, 2026.

_____
Notary Public

Printed Name: the undersigned

My Commission Expires: 12-1-29

RETURN TO:
Phoenix Title Services, LLC
121 1st Avenue South, Suite 200
Franklin, TN 37064

Certificate of Authenticity

I, Ashley S. Rudy, 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 7/31/2026 (date of document).

Affiant Signature

Date: 7/31/2026

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this 31 day of July, 2026.

Notary's Signature
My Commission Expires: 2/27/2029

ASHLEY S. RUDY
STATE OF TENNESSEE NOTARY PUBLIC
Exp. 2/27/2029
COUNTY OF SUMNER