Karen Johnson Davidson County
Batch# 1485183 DEEDWARR
10/16/2026 09:07:30 AM 3 pgs
Fees: $18.00 Taxes: $1,695.71
20261016-0094948

This instrument prepared by:
Momentum Title, LLC
318 Seaboard Lane
Suite #115
Franklin, TN 37067
File Number: 7-10432-SSL

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is $458,300.00.

Affiant

Subscribed and sworn to before me, this the 14th day of October, 2026.

Notary Public
My Commission Expires: _____

AUDRA C DAVIS
STATE OF TENNESSEE
NOTARY PUBLIC
MAURY COUNTY
My Commission Expires 02-23-2030

| Address New Owner(s) | Send Tax Bills To: | Map-Parcel Number(s) |
|---|---|---|
| Elijah Plattner<br>3741 Baxter Road<br>Nashville, TN 37080 | Legacy Home Loans, LLC DBA<br>Steadfast Mortgage<br>408 Highway 76<br>White House, TN 37188 | 081 06 0 294.00 |

## WARRANTY DEED

For valuable consideration, the receipt of which is hereby acknowledged, **Chakarra S. Hull, a single woman** (individually and/or collectively, "Grantor"), transfer and convey unto **Elijah Plattner, an unmarried man** (individually and/or collectively, "Grantee"), a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 2 and the Southerly 25 feet of Lot No. 1 on the Plan of NASHVILLE TRUST COMPANY'S SUBDIVISION OF FANNIE WILD PROPERTY, of record in Plan Book 3, Page 11, Chancery Court of Nashville.

Said Lot No. 2 and part of Lot No. 1 front together 75 feet on the Easterly margin of 24th Avenue North, and extend back Eastwardly between parallel lines, 150 feet to the Westerly line of Lot No. 4.

Being the same property conveyed to Chakarra S. Hull, single woman, by Warranty Deed from FTS Investments, LLC, a Tennessee limited liability company, of record in Instrument No. 20190617-0058173, in the Register's Office of Davidson County, Tennessee, dated June 14, 2019 and recorded on June 17, 2019.

This is improved property located at: **2112 24th Ave N, Nashville, TN 37208**

This conveyance is made subject to 1) property taxes for the year 2026 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantee paying the prorated share thereof to the Grantor who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

**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, their heirs and assigns forever; and I/we do covenant with the said Grantee 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 I/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, their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

**IN WITNESS WHEREOF,** Grantor has executed this instrument on this 14th day of October, 2026.

GRANTOR:

Chakarra S. Hull

STATE OF TENNESSEE
COUNTY OF Rutherford

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Chakarra S. Hull, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 14th day of October, 2026.

DANIELLE CRANE
TENNESSEE NOTARY PUBLIC
My Comm Exp. December 2, 2028
COUNTY OF RUTHERFORD

Notary Public
My Commission expires: 12/2/28



202610160094948

# CERTIFICATE OF AUTHENTICITY

I, Alicia Johnson, do hereby make oath that I am 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 **Oct. 14, 2026**

Affiant Signature

**10/14/2026**
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this **Oct. 14, 2026**

Notary's Signature

My Commission Expires: 9-21-26

Notary's Seal

