RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO PIKE, STE 300
NASHVILLE, TN 37215

BOX 10-A

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 240748302**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $6,040,000.00. Affiant Subscribed and sworn to before me, this 12th day of August 2024. Notary Public My Commission Expires:

CHRISTINA HIGGINS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 1/2/2026

Karen Johnson Davidson County
Batch # 1168981 DEEDWARR
08/14/2024 09:35:56 AM 2 pgs
Fees: $13.00 Taxes: $22,348.00

20240814-0061841

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Steven Stamkos and Sandra Stamkos 1145 Brookwood Lane Nashville TN 37220	New Owner	Tax Parcel ID No. 131 16 0 022.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **RKMMN, LLC, a Minnesota limited liability company** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Steven Stamkos and Sandra Stamkos, husband and wife**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in DAVIDSON County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being the Northerly part of Lot No. 2, Block "B" on the Plan of Gateway Acres, as of record in Plan Book 974, Page 73, Register's Office for said County.

BEGINNING on the Southerly margin of Brookwood Lane at the corner of Lots Nos. 1 and 2; thence with the line between said two lots Southerly 252.1 feet to the Northwest corner of the property conveyed to James Bostick Ransom and wife, of record in Book 1229, Page 470; thence with Ransom's Northern boundary line, Easterly 183 feet more or less to Ransom's Northeast corner, being a point in the line between Lots No. 2 and 3; thence with the line between said two lots, Northerly 256 feet to the Southerly margin of Brookwood Lane; thence with same Westerly 175.2 feet to the beginning.

BEING the same property conveyed to RKMMN, LLC, a Minnesota Limited Liability Company, by Warranty Deed from STONE OAK BUILDERS, LLC, a Tennessee Limited Liability Company, of record in Instrument No. 20220812-0091719, in the Register's Office for Davidson County, Tennessee, dated August 10, 2022, and recorded on August 12, 2022.

BEING the same property conveyed to STONE OAK BUILDERS, LLC, a Tennessee Limited Liability Company, by Warranty Deed from HEIRS and BENEFICIARIES of WILLIAM C. GRAY, of record in Instrument No. 20210303-0027294, in the Register's Office for Davidson County, Tennessee, dated March 1, 2021, and recorded on March 3, 2021.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the Plan of Gateway Acres, as recorded in Plan Book 974, Page 73, Register's Office for Davidson County, Tennessee.
Covenants, Conditions and Restrictions as set forth in recorded in Book 1040, Page 694, in the Register's Office for Davidson County, Tennessee.

This is improved property located at 1145 Brookwood Lane Nashville TN 37220

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular 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 12th day of August, 2024.

RKMMN, LLC, a Minnesota limited liability company

BY: _____
Ryan P. McDonagh, Trustee of the Ryan P. McDonagh Revocable Trust Agreement dated May 29, 2019, Sole Member

BY: _____
Kaylee M. McDonagh, Trustee of the Ryan P. McDonagh Revocable Trust Agreement dated May 29, 2019, Sole Member

STATE OF MINNESOTA)
COUNTY OF Hennepin)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Ryan P. McDonagh and Kaylee M. McDonagh, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained and that they are the Trustees for the Ryan P. McDonagh Revocable Trust Agreement dated May 29, 2019, the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker, who further acknowledged that Ryan P. McDonagh Revocable Trust Agreement dated May 29, 2019 is the Sole Member of RKMMN, LLC, a Minnesota limited liability company, the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 12th day of August, 2024.

_____
Notary Public
My Commission Expires: 1-31-27

JOHN A WILSON
Notary Public
Minnesota
My Commission Expires
Jan 31, 2027