BOX 10-A

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

WARRANTY DEED

Karen Johnson
Batch # 1285615
06/18/2025 10 27 19 AM
Fees $13 00 Taxes $2,386 50

Davidson County
DEEDWARR
2 pgs

20250618-0047979

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $645,000 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 16th DAY OF JUNE, 2025

Notary Public

MY COMMISSION EXPIRES

(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 11-3-2025

THIS INSTRUMENT WAS PREPARED BY
Hardeman, Montgomery & Potter, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Connerth Construction, LLC	Same as New Owner	
(NAME)	(NAME)	
1753 Memorial Drive		171-07-0-026 00
(ADDRESS)	(ADDRESS)	
Clarksville, TN 37040		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **DTG RENOVATIONS, LLC**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **GOLDEN GATE VENTURES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY AND JAMES MICHAEL CONNERTH,** 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.

Land in Davidson County, Tennessee, being Lot No. 23 on the plan of Cloverland Acres, Section 2, of record in Book 4460, Page 114, Register's Office for said County, to which plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Earl D. Larson and Mary Larson by Warranty Deed from Equity Trust Company custodian of the Individual retirement account of Roger Myers, married of record in Instrument No. 20050503-0049286 Register's Office for Davidson County, Tennessee, dated April 22, 2005 and recorded on May 03, 2005.

Being the same property conveyed to DTG Renovations, LLC by Warranty Deed of record in Instrument No. 20250618-0047973, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

unimproved
This is improved x property, known as 6409 Cloverbrook Drive, Brentwood, TN 37027
(House Number) (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 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 my hand this 16th day of June, 2025

DTG RENOVATIONS, LLC

BY: _____

DRAKE GUNNING, MEMBER

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned notary public of the state and county aforementioned, personally appeared Drake Gunning, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be Member of DTG Renovations, LLC, and that he as such Member of DTG Renovations, LLC, executed the foregoing instrument for the purposes therein contained by signing the name of the LLC by himself as Member of DTG Renovations, LLC.

Witness my hand and official seal this 16th day of June, 2025

Commission expires: 3/3/2026

_____

Notary Public

M R SCHODROSKI
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF ROBERTSON
MY COMM EXPIRES MARCH 3, 2026

JW2025-686