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

BOX 10-A

WARRANTY DEED

Karen Johnson
Batch # 1304025
07/31/2025 09 44 46 AM
Fees $13 00 Taxes $1,258 00

Davidson County
DEEDWARR
2 pgs

20250731-0060511

JOSEPH WHITE
TENNESSEE NOTARY PUBLIC
My Comm Expires May 28, 2029
COUNTY OF WILLIAMSON

STATE OF TENNESSEE
COUNTY OF WILSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $340,000 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25TH DAY OF JULY, 2025

Notary Public

MY COMMISSION EXPIRES

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Stewart Title Company
13026 Lebanon Road, Ste 100, Mount Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP PARCEL NUMBERS
Golden Gate Ventures, LLC		105-16-0-026 00
(NAME)	(NAME)	
508 Waycross Drive	SAME	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211		
(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 considerations, the receipt of which is hereby acknowledged, **Shirley J. Dalton, an unmarried woman**, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **Golden Gate Ventures, LLC,** hereinafter called the GRANTEE(S), his/her/their 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 16, on the plan of Russwurm Heights, Section 11, as shown on plat of record in Plat Book 2083, Page 101, Register's Office for Davidson County, Tennessee, reference to which is hereby made for a more complete description.

Being the same property conveyed to Robert A Dalton, Jr and wife, Shirly J. Dalton by Warranty Deed from Sam W Carter and wife, Helen K Carter, dated 04/08/1959, of record in Book 2884, Page 121, Register's Office for Davidson County, Tennessee

The said Robert A. Dalton, Jr died on 09/12/2004, leaving the said Shirly J. Dalton the sole surviving tenant by the entirety

This conveyance is 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) current year property taxes, and (6) other matters of public record.

unimproved ☐

This is improved ☒ 508 Waycross Drive, Nashville, TN 37211
(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 GRANTEE(S), his/her/their 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), his/her/their 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 25th day of July, 2025

Shirley J. Dalton by Cheryl N. Dalton-True her atty in fact

Shirley J. Dalton by Cheryl N, Dalton-True her atty in fact

State of Tennessee
County of Wilson

On this 25th day of July, 2025, before me, the undersigned Notary Public in and for the County and State aforesaid, personally appeared Cheryl N Dalton-True, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she is the attorney-in-fact of Shirley J Dalton, and is authorized by her, and does hereby acknowledge the execution of this instrument on her behalf, by virtue of an instrument number: 20250521-0040171, Register's Office of Davidson County, Tennessee.

Witness my hand and Official seal this 25th day of July, 2025.

Tracey Trumphour

Notary Public:
My Commission Expires: 1.31.29

TRACEY TRUMPHOUR
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

RETURN TO:
Stewart Title Company
13026 Lebanon Road, Ste 100
Mount Juliet, TN 37122