WARRANTY DEED

SYDNEY ANGELL
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,800,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 7 DAY OF NOV., 2025.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

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
Michael James and Lillian James	CrossCountry Mortgage	
(NAME) 4310 Westlawn Drive	(NAME) 2160 Superior Ave.	103-08-0-126.00
(ADDRESS) Nashville, TN 37209	(ADDRESS) Cleveland, OH 44114	
(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, **GOLDEN GATE VENTURES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **MICHAEL JAMES AND LILLIAN JAMES, HUSBAND AND WIFE,** 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. 21 on the Plan of C.H. Tritschler's Subdivision of Lots Nos. 347-348 and a part of Lot No. 349 on the Plan of West Lawn Subdivision, as shown on plat of record in Plat Book 843, Page 51, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

INCLUDED in the above description, but EXCLUDED therefrom is that portion having been conveyed to Claiborne Risner and wife, Judy Ann Risner, by Deed from James S. Osborne and wife, Marsha M. Osborne recorded in Book 9182, Page 342, in the Register's Office of Davidson County, Tennessee, being more particularly described as follows:

Beginning at the point which marks the northwest corner of Lot 21; thence in a easterly direction with the back property line to the point which marks the northeast corner of said lot; thence in a southerly direction with the boundary line between lot 21 and 22 a distance of 1.97 feet; thence in a westerly direction to a point on the westerly boundary of Lot 21 the same being 0.2 feet from the point of beginning; thence in a northerly direction with said westerly boundary to the point of beginning.

Being the same property conveyed to Lamorinda Properties LLC, a Tennessee Limited Liability Company by Warranty Deed from Stonegate Acquisitions LLC of record in Instrument No. 20240909-0069185 Register's Office for Davidson County, Tennessee, dated September 05, 2024 and recorded on September 09, 2024 and Scrivener's Affidavit recorded on February 11, 2025 of record Instrument No. 20250211-0010454.

Karen Johnson Davidson County
Batch# 1343478 DEEDWARR
11/12/2025 08:59:30 AM 3 pgs
Fees: $18.00 Taxes: $6,660.00
20251112-0089793

JW2025-590

Being the same property conveyed to Golden Gate Ventures, LLC, a Tennessee Limited Liability Company by Quitclaim Deed of record in Instrument No. _202511120089792__, 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 4310 Westlawn Drive, Nashville, TN 37209
(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 7 day of November, 2025

GOLDEN GATE VENTURES, LLC

BY: _____

RYAN HOOPER, MEMBER

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned notary public of the state and county aforementioned, personally appeared Ryan Hooper, 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 Golden Gate Ventures, LLC, and that he as such Member of Golden Gate Ventures, LLC, executed the foregoing instrument for the purposes therein contained by signing the name of the LLC by himself as Member of Golden Gate Ventures, LLC.

Witness my hand and official seal this 7th day of November, 2025.

Commission expires:

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

_____
Notary Public

JW2025-590

Tennessee Certification of Electronic Document

I, Benjamin Seamon, 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 11-7-25 (date of document).

Affiant Signature

11-10-25
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 10 day of November, 2025.

Notary's Signature

MY COMMISSION EXPIRES: 3-20-28

NOTARY'S SEAL

