This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, TN 37203
File Number: 1-24929-AP

Karen Johnson Davidson County
Batch# 1347459 DEEDWARR
11/18/2025 09:25:30 AM 3 pgs
Fees: $18.00 Taxes: $11,655.00
20251118-0091612

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is $3,150,000.00.

Affiant

Subscribed and sworn to before me, this the 10th day of November, 2025.

Notary Public
My Commission Expires: 4-03-29

CHERIE FRANKLIN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Lewisburg Trust 1204 Suncast Lane, Suite 4 El Dorado, CA 95762	New Owner Same as new owner	130-01-0-019.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Range Construction LLC, a Tennessee Limited Liability Company**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Bill D. Ringer, as trustee of the Lewisburg Trust dated February 9, 2017**, hereinafter called the Grantee(s), his successors, 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. 73 on the Plan of West Meade Farms, Section 3, of record in Book 1835, Page 4, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Range Construction LLC, a Tennessee limited liability company by Warranty Deed from Biltmore Group LLC, a Tennessee limited liability company, dated November 7, 2025, of record in Instrument No. 20251107-0088961, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Biltmore Group LLC, a Tennessee limited liability company by Warranty Deed from Christopher Paul Pelcer, an unmarried man, dated May 6, 2024, recorded May 8, 2024, of record in Instrument No. 20240508-0033926, Register's Office for Davidson County, Tennessee.

This is improved property located at: **111 Keyway Drive, Nashville, TN 37205**

This conveyance is made subject to 1) Property taxes for the year 2026 a lien not yet due and payable. Taxes for the year 2025 have been prorated between the parties as of the date of this instrument, with the Grantee paying their 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 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. 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 10th day of November, 2025.

GRANTOR:

Range Construction LLC,
a Tennessee Limited Liability Company

By: _____
Jeremy Lyons, Sole Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Jeremy Lyons, 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 is the Sole Member of Range Construction LLC, the maker, and is authorized by the maker to execute the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 10th day of November, 2025.

JIM MYERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

_____
Notary Public
My Commission expires: 11-8-2028

True Copy Certification

I, Yvette Meldrum, 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 November 10, 2025.

Signature
November 10, 2025
State of Tennessee
County of Williamson,
Sworn to and subscribed before me this November 10, 2025

Notary's Signature

My Commission Expires: 4-03-29

