WARRANTY DEED

SYDNEY GLEAVES NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 01-04-2027

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $1,480,000.00.

Affiant

Subscribed and sworn to me on 12/22/25.

NOTARY PUBLIC

My Commission Expires:

Karen Johnson
Batch # 1361206
12/23/2025 12:12:20 PM
Fees: $13.00 Taxes: $5,476.00

Davidson County
DEEDWARR
2 pgs

20251223-0102077

THIS INSTRUMENT WAS PREPARED BY:

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: DM-VL-25-5223

Rochford Law & Real Estate Title, PLLC
2200 Abbott Martin Road, Suite 201
Nashville, Tennessee 37215
(615)269-7676

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Ryan Thomas 5223 Stallworth Drive Nashville, TN 37220	Rocket Mortgage, LLC 1050 Woodward Ave Detroit, MI 48226	160 04 0A 001.00

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Little River Ventures, LLC, a Tennessee limited liability company, hereinafter called **"GRANTOR,"** has bargained and sold, and by these presents does transfer and convey unto Ryan Thomas, a single person, hereinafter called **"GRANTEE,"** his successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

> LAND In Davidson County, Tennessee, being Unit 5223 as shown on Exhibit "B" of the Declaration of Covenants, Conditions and Restrictions for 5225 Stallworth Drive Commons, a Horizontal Property Regime with Private Elements, of record in Instrument No 20230815-0063628, Register's Office for Davidson County, Tennessee, to which reference Is hereby made for a more complete and accurate legal description of said Unit.
>
> Being the same property conveyed to Little River Ventures, LLC, a Tennessee limited liability company by Quitclaim Deed from Matthew McKinney and Kara McKinney, Co-Trustees of the McKinney Joint Revocable Trust, dated August 29, 2023, of record in Instrument No. 20250203-0007894, Register's Office for Davidson County, Tennessee, dated January 28, 2025 and recorded on February 2, 2025.
>
> This is Improved property, known as 5223 Stallworth Drive, Nashville, TN 37220.

The conveyance of the above-described parcel of land is subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

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, his successors and assigns, forever, and GRANTOR does covenant with the said GRANTEE he is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and GRANTOR does further covenant and bind himself, his heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, his successors 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 our hands on 12/18/25.

Little River Ventures, LLC,
a Tennessee limited liability company

By: Matthew McKinney
Its: Sole Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MATTHEW MCKINNEY, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself to be the SOLE MEMBER of LITTLE RIVER VENTURES, LLC the within named bargainor, a Tennessee limited liability company, and that he as such SOLE MEMBER executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal on 12/18/25.

Katherine Cooper
NOTARY PUBLIC

My Commission Expires: 07/02/29

KATHERINE COOPER
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 07/02/2029
DAVIDSON COUNTY