BOX 10-A

WARRANTY DEED

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO PIKE,
NASHVILLE, TN 37215

Karen Johnson
Batch # 1361671
12/29/2025 08:19:21 AM
Fees: $13.00 Taxes: $5,531.50

Davidson County
DEEDWARR
2 pgs

20251229-0102344

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,495,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 23rd DAY OF December, 2025

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

CHRISTINA HIGGINS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

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 T. Hill	SAME AS NEW OWNER	Unit 3 – 105112Q00300CO, Unit 5 - 105112Q00500CO,
(NAME) 1142 Carter Hill Drive	(NAME)	Unit 6 - 105112Q00600CO, Unit 7 - 105112Q00700CO, Unit 8 - 105112Q00800CO,
(ADDRESS) Nashville, TN 37215	(ADDRESS)	Unit 9 - 105112Q00900CO, Unit 10 - 105112Q01000CO Unit 11 - 105112Q01100CO
(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, **SOUTHGATE ESTATES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **MICHAEL T. HILL,** 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 Unit Nos. 3, 5, 6, 7, 8, 9, 10, 11 on the Plan of , a Horizontal Property Regime with Private Elements of record in Exhibit "B" in the Declaration of Covenants, Conditions and Restriction at Instrument No. 20250513-0037538, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being a portion of the same property conveyed to Southgate Estates, LLC, a Tennessee Limited Liability Company by Warranty Deed from Harvatha Hughes and Sherron D. Hughes of record in Instrument No. 20250623-0048897 Register's Office for Davidson County, Tennessee, dated June 6, 2025, and recorded on June 23, 2025.

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 508 Southgate Ave, Nashville, TN 37203
(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 22nd day of December, 2025

SOUTHGATE ESTATES, LLC,

A TENNESSEE LIMITED LIABILITY COMPANY

BY: Wesley Adams Jr.

WESLEY ADAMS, SOLE MEMBER

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned notary public, personally appeared Wesley Adams, with whom I am personally acquainted and who, upon oath, acknowledged himself to be the Sole Member for Southgate Estates, LLC, a Tennessee Limited Liability company, the within named bargainor, a limited liability company, and that he is the Sole Member of executed the foregoing instrument for the purpose therein contained by personally signing the name of the limited liability company as Sole Member.

Witness my hand and official seal this 22nd day of December, 2025.

D DYLAN POTTER
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 10-22-2029

Commission expires:

Notary Public

CH2025-1529