Karen Johnson Davidson County
Batch# 1373270 DEEDWARR
01/29/2026 10:02:30 AM 3 pgs
Fees: $18.00 Taxes: $5,457.50
20260129-0006218

WARRANTY DEED

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $1,475,000.00.

Affiant

Subscribed and sworn to me on 01/23/2026.

NOTARY PUBLIC

My Commission Expires:

KAYLA ADAMS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY My Commission Expires 03-28-2028

THIS INSTRUMENT WAS PREPARED BY:

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 #
Daniel and Megan Berry Revocable Living Trust 5225 Stallworth Drive Nashville, TN 37220	New owners	160 04 0A 002.00

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 Daniel Patrick Berry and Megan Elizabeth Berry, Trustees of the Daniel and Megan Berry Revocable Living Trust dated November 8, 2024, hereinafter called **"GRANTEES,"** their 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 5225 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 part of the same property conveyed to Matthew McKinney, a married person by Warranty Deed from Candace M. McCampbell, unmarried, dated 07/22/2022, of record in Instrument No. 20220727-0085596, Register's Office for Davidson County, Tennessee.
>
> Being the same property conveyed to Matthew McKinney and Kara McKinney, Co-Trustees of the McKinney Joint Revocable Trust, dated August 29, 2023, by Quitclaim Deed from Matthew McKinney, a married person, dated 02/27/2024, of record in Instrument No. 20240229-0013935, Register's Office for Davidson County, Tennessee.
>
> Being part of 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, dated 01/28/2025, of record in Instrument No. 20250203-0007891, Register's Office for Davidson County, Tennessee.
>
> This is Improved property, known as 5225 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 GRANTEES, their successors and assigns, forever, and GRANTOR does covenant with the said GRANTEES it 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 itself, its heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEES, their 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 01/~~28~~22/2026.

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 01/~~28~~22/2026.

Katherine Cooper
NOTARY PUBLIC

My Commission Expires: 07/02/29



CERTIFICATE OF AUTHENTICITY

I, Renee Long do hereby make oath that I am a licensed attorney and/or 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 1/22/2026.

Affiant
Date: 1/23/2026

STATE OF TENNESSEE
COUNTY OF SUMNER

Sworn to and subscribed before me this 23 day of Jan., 2026

Notary Public

My Commission Expires: _____

KAYLA ADAMS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 03-28-2028