Karen Johnson Davidson County
Batch# 1379179 DEEDWARR
02/11/2026 12:10:30 PM 3 pgs
Fees: $18.00 Taxes: $2,090.50
20260211-0010718

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Rutherford

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $565,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th DAY OF FEBRUARY, 2026.

Notary Public

MY COMMISSION EXPIRES: 05/24/2028
(AFFIX SEAL)

BETHANY SHIPLEY NOTARY PUBLIC STATE OF TENNESSEE My Commission Expires on 05/24/2028 SUMNER COUNTY

W-C-25-188

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Benjamin Jacob Kerns	NEW OWNER	
(NAME)	(NAME)	**103-06-0B-001.00-CO**
188 White Bridge Pike		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **LOCAL FOX LLC, A TENNESSEE LIMITED LIABILITY COMPANY AND STONEGATE ACQUISITIONS LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **BENJAMIN JACOB KERNS, A SINGLE MAN,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 186A, on the Plan of OneEightySix Bridge Pike, a Horizontal Property Regime with private elements of record in Exhibit "B" in the Declaration of Covenants, Conditions and Restriction at Instrument No. 20241105-0085762, 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 Local Fox LLC, a Tennessee limited liability company and Stonegate Acquisitions, LLC, a Tennessee limited liability company by Warranty Deed from Jerry W. Blair, a married man of record in Instrument No. 20240506-0033256 Register's Office for Davidson County, Tennessee, dated May 03, 2024 and recorded on May 06, 2024.

This conveyance is subject to:
- Taxes for the year 2026 and subsequent years.
- All matters shown on the Plan of record in Plat Book 1424, Page 145 and Plat Book 5200 and Page 254, Register's Office for Davidson County, Tennessee.
- Covenants, Conditions and Restrictions of record in Instrument Number 20241105-0085762, Register's Office for Davidson County, Tennessee.
- Bylaws of the OneEightSix wihte Bridge Pike Homeowners Association, Inc of record in Instrument No. 20241105-0085762, in the Register's Office for Davidson County, Tennessee.
- Charter of record in Instrument Number 20241213-0097021, in the Register's Office for Davidson County, Tennessee.
- Utility Easement of record in Instrument Number 20250227-0014502, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **188 White Bridge Pike, Nashville, Tennessee 37209**.

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this the 9th DAY OF FEBRUARY, 2026.

Local Fox LLC

BY:_____
John Gleaves
Authorized Agent

Stonegate Acquisitions LLC

BY:_____
John Gleaves
Authorized Agent

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JOHN GLEAVES, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the AUTHORIZED AGENT of LOCAL FOX LLC the within named bargainor, a limited liability company, and that he/she as such AUTHORIZED AGENT executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 9th of February, 2026.

_____
Notary Public
My Commission Expires: _____
(SEAL)

KARA L. WALL
TENNESSEE NOTARY PUBLIC
My Comm Exp. 05/09/2026
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JOHN GLEAVES, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the AUTHORIZED AGENT of STONEGATE ACQUISITIONS LLC the within named bargainor, a limited liability company, and that he/she as such AUTHORIZED AGENT executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 9th of February, 2026.

_____
Notary Public
My Commission Expires: _____
(SEAL)

KARA L. WALL
TENNESSEE NOTARY PUBLIC
My Comm Exp. 05/09/2026
COUNTY OF DAVIDSON

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

Tennessee Certification of Electronic Document

I, **Carly Woodring**, 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 **2-9-2026** (date of document).

Affiant Signature

2-9-2026
Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this **9th** day of **February**, 2026.

Notary's Signature

My Commission Expires: 05-24-2028

Notary's Seal

