2026-14-SH
Box 14

Return to:
Attorneys Title Company, Inc.
2927 Berry Hill Drive
Nashville, TN 37204

Prepared By & Return To:
Tennessee Title Services LLC-Brentwood
7000 Executive Center Dr.
City Park II - Suite 290
Brentwood, TN 37027
B-26-350

SHERRI D. HOLLARS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $295,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 27th day of February, 2026

Notary Public

Commission Expires: 7/17/2027

Address of New Owner	Send Tax Bills To:	Map & Parcel
Leslie Mariam Gonzalez 2728 Park Dale Drive Nashville, TN 37217	Rocket Mortgage, LLC P.O. Box 6577 Carol Stream, IL 60197	136-13-0-153.00

WARRANTY DEED

FOR AND IN 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, I/WE,

Elk River Ranch, LLC, a Colorado Limited Liability Company

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Leslie Mariam Gonzalez, a single woman,

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 Lot No. 13 on the Plan of Park Dale Subdivision of record in Plat Book 6200, Page 597, 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 the same property conveyed to Laura Robbins by Warranty deed from John Johnson and Ann Akbari of record in Instrument No. 20050824-0101205 Register's Office for Davidson County, Tennessee, dated August 17, 2005 and recorded on August 24, 2005.

Being the same property conveyed to Elk River Ranch LLC, a Colorado Limited Liability Company by Warranty Deed from Laura Susan Robbins, a single woman of record in Instrument No. 20250224-0013528 Register's Office for Davidson County, Tennessee, dated February 19, 2025 and recorded on February 24, 2025.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 2728 Park Dale Drive, Nashville, TN 37217

Karen Johnson
Batch # 1387626
03/03/2026 11:41:02 AM
Fees: $18.00 Taxes: $1,091.50

Davidson County
DEEDWARR
3 pgs

20260303-0016684

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 so 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.

Dated this the 27th day of February, 2026.

Elk River Ranch, LLC, a Colorado Limited Liability Company

By: Mary Rachael Meurrier
Mary Rachael Meurrier, Member

By: Nicholas Meurrier
Nicholas Meurrier, Member

STATE OF Texas
COUNTY OF Kerr

Before me, Heather Cook Notary Public, State of Texas of the state and county mentioned, personally appeared Mary Rachael Meurrier, Member of Elk River Ranch, LLC and Nicholas Meurrier, Member of Elk River Ranch, LLC, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be Member and Member of Elk River Ranch, LLC, the within named bargainor, a Limited Liability Company, and that such Mary Rachael Meurrier, Member of Elk River Ranch, LLC and Nicholas Meurrier, Member of Elk River Ranch, LLC as such Member and Member, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as Member and Member.

Witness my hand and seal, at office in Texas, this 27th day of February, 2026.

Notary Signature

Printed Name: Heather Cook

My commission expires: 01/19/2028



Heather Cook
ID NUMBER
12885300-7
COMMISSION EXPIRES
January 19, 2028

Electronically signed and notarized online using the Proof platform.

I, Sherri D. Hollars, 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 this 27th day of February, 2026.

Date: February 27, 2026

State of Tennessee
County of Davidson

Sworn to and subscribed before me on this 27th day of February, 2026.

Notary Public

My commission expires: Sept. 3rd, 2029

JESSICA D. PUCKETT
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY