RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

BOX 10-A

This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF Davidson

Actual consideration or value, whichever is greater is ~~$565,000.00~~ $620,000.00

Affiant

Subscribed and sworn before me this the 13th day of March, 2026.

Notary Public
My commission expires:

JOSEPH WHITE
TENNESSEE NOTARY PUBLIC
My Comm. Expires May 28, 2029
COUNTY OF WILLIAMSON

Karen Johnson
Batch # 1393865
03/17/2026 10:19:24 AM
Fees: $13.00 Taxes: $2,294.00

Davidson County
DEEDWARR
2 pgs

20260317-0021124

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Rock Ridge Ventures, LLC	New Owner	102-14-0 054.00
860 Belton Dr.		
Nashville, TN 37205		

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **ESTATE OF KATHRYN MIDDLEBROOKS HIPPS**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **ROCK RIDGE VENTURES, LLC**, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 89 on the plan of Crest Meade, Section II, of record in Book 2331, Pages 151 and 152, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Robert H. Hipps and wife, Kathryn Middlebrooks Hipps, by Warranty Deed from Andrew Paul Deen and wife, Myra Louise Deen, dated 8/14/1963 and recorded in Book 3614, Page 203, in the Register's Office of Davidson County, Tennessee.

The said Robert H. Hipps having since predeceased Kathryn Middlebrooks Hipps.
The said Kathryn Middlebrooks Hipps having since died testate on April 14, 2025 with her Estate being probated under Case No. 25P-1123, in the Probate Court for Davidson County, Tennessee. By her Last Will and Testament, she devised her estate to her son, Daniel B. Hipps and appointed him Executor of her Estate.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 860 Belton Dr., Nashville, TN 37205.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 the 13th day of March, 2026.

Estate of Kathryn M. Hipps
BY: _____
Daniel Hipps, Executor

STATE OF Tennessee
COUNTY OF Williamson

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Daniel Hipps, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who upon his oath acknowledged himself to be the executor of the within named bargainor, a estate, and that he, as such executor, executed the foregoing instrument for the purposes therein contained by signing the name of the estate by the said Daniel Hipps as such executor.

Witness my hand and official seal this 13th day of March, 2026

My Commission Expires:

7/17/28

_____
Notary Public

JOHN C. ELROD
NOTARY PUBLIC
STATE OF TENNESSEE
WILLIAMSON COUNTY