Prepared by:
Record and Return To:
Bateman and Rosenthal Title, Inc
[illegible] Burton Hills Blvd., Suite 130
[illegible], TN 37215

WARRANTY DEED

Karen Johnson
Batch # 1408233
04/20/2026 09:22:57 AM
Fees: $13.00 Taxes: $7,770.00
20260420-0031975
Davidson County
DEEDWARR
2 pgs

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $2,100,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 16 DAY OF APRIL, 2026.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

HOLLY WHITE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES JANUARY 04, 2027

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
Felix Berglund and Greta Amalia Berglund	NEW OWNER	
(NAME)	(NAME)	
4308 Westlawn Dr		103-08-0-307.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209		
(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, **GOLDEN GATE VENTURES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **FELIX OLIVER BERGLUND AND GRETA AMALIA BERGLUND, HUSBAND AND WIFE,** 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:

Being Lots No. 21 and 22 on the Plan of C. H. TRITSCHLER'S SUBDIVISION OF LOTS NOS. 347, 348 AND A PART OF LOT NO. 349 ON THE PLAN OF WEST LAWN Subdivision of record in Plat Book 843, Page 51, in the Register's Office for Davidson County, Tennessee.

Said Lot No. 22 fronts 50 feet on the Northerly side of West Lawn and runs back between parallel lines, 141 feet to a dead line.

Included in the above description, but specifically Excluded from this conveyance are those portions along the North boundary line of said Lots No. 21 and 22 that are described in an instrument of record in Book 9182, Page 342, said Register's Office.

Being a portion of the same property conveyed to Paul M. Smith, III, an unmarried man by Warranty Deed from Susan Henderson, unmarried of record in Instrument No. 20090601-0050334, in the Register's Office for Davidson County, Tennessee, dated June 01, 2009 and recorded on June 01, 2009.

Being a portion of the same property conveyed to Paul Maxwell Smith and Catherine Loftis Smith, husband and wife by Quitclaim Deed from Paul M. Smith, III, married of record in Instrument No. 20160601-0054802, in the Register's Office for Davidson County, Tennessee, dated May 20, 2016 and recorded on June 01, 2016.

Being a portion of the same property conveyed to Stonegate Acquisitions, LLC by Warranty Deed from Paul Maxwell Smith and Catherine Loftis Smith, Husband and Wife of record in Instrument No. 20240624-0046891, in the Register's Office for Davidson County, Tennessee, dated June 21, 2024 and recorded on June 24, 2024.

Being a portion of the same property conveyed to Stonegate Acquisitions, LLC, A Tennessee Limited Liability Company by Quitclaim Deed To Re-Establish Original Lot Lines from Stonegate Acquisitions, LLC, A Tennessee Limited Liability Company of record in Instrument No. 20240812-0060269, in the Register's Office for Davidson County, Tennessee, dated August 07, 2024 and recorded on August 12, 2024.

Being a portion of the same property conveyed to Lamorinda Properties LLC, a Tennessee Limited Liability Company by Warranty Deed from Stonegate Acquisitions LLC of record in Instrument No. 20240909-0069185 Register's Office for Davidson County, Tennessee, dated September 05, 2024 and recorded on September 09, 2024 and Scrivener's Affidavit recorded on February 11, 2025 of record Instrument No. 20250211-0010454.

Being the same property conveyed to Golden Gate Ventures, LLC, a Tennessee Limited Liability Company by Quitclaim Deed of record in Instrument No. 20260415-0030678, Register's Office for Davidson County, Tennessee.

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.

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unimproved _
This is improved x property, known as 4308 Westlawn Dr, Nashville, TN 37209

(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 16th day of April, 2026

GOLDEN GATE VENTURES, LLC

BY: _____

DYLAN POTTER, AUTHORIZED AGENT

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned notary public of the state and county aforementioned, personally appeared Dylan Potter, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be Authorized Agent of Lamorinda Properties, LLC, and that he as such Authorized Agent of Lamorinda Properties, LLC, executed the foregoing instrument for the purposes therein contained by signing the name of the LLC by himself as Authorized Agent of Lamorinda Properties, LLC.

Witness my hand and official seal this 16th day of April, 2026.

Commission expires:

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

_____
Notary Public

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