BOX 10-A

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

WARRANTY DEED

Karen Johnson Davidson County
Batch # 1415059 DEEDWARR
05/04/2026 09:34:28 AM 2 pgs
Fees: $13.00 Taxes: $3,034.00

20260504-0039245

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $820,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 1 DAY OF MAY, 2026.

Notary Public

MY COMMISSION EXPIRES:

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

(AFFIX SEAL)

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
Drees Premier Homes, Inc.	Same as New Owner	
(NAME)	(NAME)	
1561 Westgate Circle		102-12-0-004.00
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027		
(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, **ROCK RIDGE VENTURES, LLC**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **DREES PREMIER HOMES, INC.**, 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. 106 on the plan of Horton Heights, Section IX, of plat of record in Book 2133, Page 31, Register's Office of Davidson County, Tennessee.

Said Lot No. 106 fronts 113.9 feet on the northerly side of Summerly Drive and extends back 378 feet on the easterly line which is broken line, and 365.5 feet on the westerly line to a dead line in the rear on which it measures 93.7 feet.

Being the same property conveyed to Joyce Tidwell Davis by Warranty Deed from Jimmie M. Love and wife, Linda D. Love dated June 11, 1973 and recorded in Book 4718, Page 143, Register's Office of Davidson County, Tennessee.

Joyce Tidwell Davis aka Crawford having become deceased on or about October 28, 2024 and Affidavit of Heirship in Instrument No. 20260218-0013047, Register's Office of Davidson County, Tennessee.

Being the same property conveyed to Rock Ridge Ventures, LLC by Warranty Deed of record in Instrument No. 20260504-0039244, 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.

unimproved
This is improved x property, known as 826 Summerly Drive, 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.

JW2026-478

Witness my hand this 1 day of May, 2026

ROCK RIDGE VENTURES, LLC

BY: _____

ROBERT LANG, MEMBER

STATE OF TENNESSEE

COUNTY OF DAVIDSON

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

Witness my hand and official seal this 1 day of May, 2026.

Commission expires:

_____

Notary Public

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

JW2026-478