Karen Johnson Davidson County
Batch# 1415646 DEEDWARR
05/05/2026 11:14:30 AM 3 pgs
Fees: $18.00 Taxes: $895.40
20260505-0040239

| WARRANTY DEED | STATE OF TENNESSEE<br>COUNTY OF Davidson<br>THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $242,000.00<br>AFFIANT<br>SUBSCRIBED AND SWORN TO ME ON 04/24/2026.<br>NOTARY PUBLIC<br>MY COMMISSION EXPIRES 2/26/29 |
|---|---|

**THIS INSTRUMENT PREPARED BY**
CLOSED Nashville LLC, 2260 Murfreesboro Pike
Nashville, TN 37217
file # 4383-26NASH-TN

| ADDRESS OF NEW OWNER | SEND TAX BILLS TO<br>**If left blank please use the address of the new owner** | MAP-PARCEL |
|---|---|---|
| **Golden Gate Estates, LLC** | | 148-10-0-129.00 |
| 4601 Billingsgate Road | | |
| Antioch, TN 37013 | | |

LAURIE DAMEWOOD
TENNESSEE NOTARY PUBLIC
My Comm Exp. 2/26/29
COUNTY OF WILSON

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 CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

**Tekell Revocable Living Trust, dated June 14, 2012**

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

**Golden Gate Estates, LLC, a Limited Liability Company**

HEREINAFTER CALLED THE GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **Davidson** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Lot No. 98 on the Map of Blanchard Heights, of record in Plat Book 2663, pages 62 and 63, Register's Office for Davidson County, Tennessee.

Said Lot No. 98 fronts 95 feet on the North side of Anton Drive and runs back 162.30 feet on the West line and 247 feet on the East line to a dead line in the rear on which it measures 137.88 feet.

Being the same property conveyed to Roland N. Tekell and wife, Norma M. Tekell by Warranty Deed from Helen D. Blanton now Helen D. Adcock and husband, William Adcock of record in Book 7759, Page 329, Register's Office for Davidson County, Tennessee, dated January 26, 1989 and recorded on January 27, 1989.

Being the same property conveyed to Roland N. Tekell and Norma M. Tekell, Trustees, or their successors in trust, under the Tekell Revocable Living Trust, dated June 14, 2012, and any amendments thereto by Warranty Deed from Roland N. Tekell and wife, Norma M. Tekell of Instrument No. 20120712-0061447 Register's Office for Davidson County, Tennessee, dated July 05, 2012 and recorded on July 12, 2012. Roland N. Tekell having since died September 14, 2025.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

TAXES FOR THE YEAR 2026 AND SUBSEQUENT YEARS.

ANY AND ALL EXISTING EASEMENTS, RESTRICTIONS AND MATTERS SHOWN OF RECORD IN THE REGISTER'S OFFICE FOR Davidson, TENNESSEE.

This is property known as 150 Anton Drive Nashville, TN 37211

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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 on April 24, 2026.

Tekell Revocable Living Trust, dated June 14, 2012

By: _____
Kyemeshia T. Gibson, Trustee

STATE OF GEORGIA

COUNTY OF MERIWETHER

Personally appeared before me, the undersigned, a notary public of said County and State, the within named Kyemeshia T. Gibson, Trustee of the Tekell Revocable Living Trust, dated June 14, 2012, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument in the capacity and for the purposes therein contained.

Witness my hand and official seal, this April 24, 2026.

_____
Notary Public

ROBERT LEE TODD IV
NOTARY
Comm. Exp.
06/24/27
PUBLIC
MERIWETHER COUNTY, GA

My Commission Expires: _____

**File #: 4383-26NASH-TN**

**RECORD & RETURN TO:**

**CLOSED NASHVILLE, LLC**

**278 Franklin Road, Suite 160**

**Brentwood, TN 37027**

# TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENT

I, **J. Carlton Drumwright**, 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 April 24, 2026.

J. Carlton Drumwright

April 24, 2026
Date

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn and subscribed before me on April 24, 2026.

Notary

My Commission Expires: 11/21/26

ELIZABETH J. BARNES
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY