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

BOX 10-A

WARRANTY DEED

Karen Johnson
Batch # 1421972
05/19/2026 10:35:23 AM
Fees: $13.00 Taxes: $1,720.50

Davidson County
DEEDWARR
2 pgs

20260519-0044753

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $465,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 18th DAY OF MAY, 2026.

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

MY COMMISSION EXPIRES:

(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
Chance Alford	New Owner	
(NAME)	(NAME)	091-09-0-230.00
6353 Alamo Pl		
(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**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **CHANCE ALFORD AND JOSH DONNELL,** 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:

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. 28 of block "E" on the Map of Crolywood Subdivision, Section II, as of record in Book 1130, Page 100, Register's O ffice for said County.

Said lot fronts 60 feet on the south side of Alamo Place and runs back between parallel lines, 150 feet to a dead line.

Being the same property conveyed to Asita Saha, unmarried and Nihar R. Saha, unmarried as joint tenants with the right of survivorship by Warranty deed from Dale Hire, unmarried of record in Instrument No. 200001190006123 Register's Office for Davidson County, Tennessee, dated 1/11/2000 and recorded on 1/19/2000.

Nihar R. Saha was awarded property from RINA PAUL in Final Decree of record in Instrument 20190201-0009792, Instrument 20190416-0034551 and Instrument 20190405-0031135, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Golden Gate Ventures, LLC by Warranty Deed of record in Instrument No. 20260512-0042644, 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.

JW2026-492

unimproved
This is improved x property, known as 6353 Alamo Pl, 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 28th day of April, 2026

GOLDEN GATE VENTURES, LLC

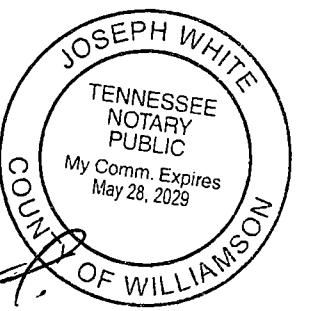
BY: _____

RYAN HOOPER, SOLE MEMBER

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal this 28th day of April, 2026.



Commission expires: _____

Notary Public

JW2026-492