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

BOX 10-A

WARRANTY DEED

Karen Johnson
Batch # 1426896
06/01/2026 11:32 AM
Fees: $13.00 Taxes: $4,255.00

Davidson County
DEEDWARR
2 pgs

20260601-0049071

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,150,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 28th DAY OF MAY, 2026.

D DYLAN POTTER
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 10-22-2029

Notary Public

MY COMMISSION EXPIRES: 10-22-2029

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
4307 Lone Oak, LLC	Same as New Owner	
(NAME)	(NAME)	
111 Acklen Park Dr, Apt 253		131-03-0-053.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37203		
(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 **4307 LONE OAK, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** 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 PARTS OF LOTS NOS. 67 AND 68 ON THE PLAN OF GEO. W. BLAIR'S REVISED SUBDIVISION OF BELMONT PARK PLACE, OF RECORD IN BOOK 421, PAGES 118 AND 119, REGISTER'S OFFICE FOR SAID COUNTY, AS FOLLOWS:

BEGINNING AT A POINT IN THE WESTERLY MARGIN OF LONE OAK ROAD, 102.8 FEET NORTH OF THE NORTHERLY MARGIN OF OVERHILL DRIVE; THENCE WESTWARDLY 201.3 FEET TO A POINT, SAID POINT BEING 104.5 FEET NORTHERLY FROM OVERHILL DRIVE; THENCE NORTHWARDLY 104.5 FEET TO A POINT; THENCE EASTWARDLY 203 FEET TO A POINT IN THE WESTERLY MARGIN OF LONE OAK ROAD; THENCE SOUTHWARDLY WITH SAID MARGIN OF SAID ROAD, 110 FEE\'d2 TO THE POINT OF BEGINNING.

Being the same property conveyed from ELIZABETH M. SANDERS, SURVIVING WIDOW OF S. H. SANDERS to HUGH M. BREEN AND WIFE, MARY E. BREEN by deed dated 04/29/1965 and recorded 04/30/1965 in book 3885, page 975 of the public records of DAVIDSON county, TN.

BEING THE SAME PROPERTY CONVEYED TO GOLDEN GATE VENTURES, LLC BY WARRANTY DEED OF RECORD IN INSTRUMENT NO. 20260601-0049069, 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.

JW2026-297

unimproved
This is improved x property, known as 4307 Lone Oak Road, Nashville, TN 37215
(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 May, 2026

GOLDEN GATE VENTURES, LLC

BY: _____

RYAN HOOPER, 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 Member of Golden Gate Ventures, LLC, and that he as such 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 Member of Golden Gate Ventures, LLC.

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

Commission expires:

D DYLAN POTTER
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 10-22-2029

_____
Notary Public

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