Karen Johnson Davidson County
Batch# 1435681 DEEDWARR
06/18/2026 08:44:30 AM 3 pgs
Fees: $18.00 Taxes: $9,065.00
20260618-0055244

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 260654638**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $2,450,000.00 Affiant Subscribed and sworn to before me, this 16th day of June, 2026. Notary Public My Commission Expires:

JOHN W BISHOP STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 08-10-2027

WARRANTY DEED

Address New Owner: 1833 Laurel Ridge, LLC 2002 Tyne Blvd Nashville, TN 37215	Send Tax Bills To: New owner	Tax Information: Tax Parcel ID No. 145 06 0 012.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **RBCC Ridge LLC, a Tennessee limited liability company** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **1833 Laurel Ridge, LLC, a Tennessee limited liability company**, ("Grantees"), their, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 27 on the Plan of LAUREL RIDGE, SECTION THREE of record in Plat Book 3600, Page 9, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to RBCC Ridge, LLC, a Tennessee limited liability company, by Warranty Deed from Larry Carter, Trustee of the Wanda Sue McCall Legacy Trust, of record in Instrument No. 20240927-0074960, in the Register's Office of Davidson County, Tennessee, dated September 26, 2024 and recorded on September 27, 2024.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes for the year 2026 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of LAUREL RIDGE, SECTION THREE, as recorded in Plat Book 3600, Page(s) 9.

Covenants, Conditions and Restrictions as set forth in Deed Restrictions recorded in Book 1639, Page 329 and Book 3648, Page 552.

Easement for Sewage Pumps, Service Lines, Ingress/Egress Purposes & Appurtenances, recorded in Book 8037, Page 196.

This is improved property located at 1833 Laurel Ridge Drive Nashville TN 37215

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 12th day of June, 2026.

RBCC Ridge LLC

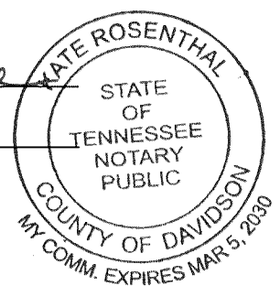
BY: Randall Austin Rogers, Authorized Agent

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, of the State and County aforesaid, personally appeared Randall Austin Rogers, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Authorized Agent of RBCC Ridge, LLC, the within named bargainor, and that he executed the foregoing instrument for the purposes therein contained, by signing the name of the company in his above-stated capacity.

Witness my hand, at office, this 12th day of June, 2026.

Notary Public
My Commission Expires: _____



True Copy Certification

I, **Tammy Carney,** 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 this the 12th day of June, 2026.

Affiant Signature

Date 6.16.26

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 16 day of June, 2026.

Notary's Signature

MY COMMISSION EXPIRES: _____

