Karen Johnson Davidson County
Batch# 1437290 DEEDWARR
06/23/2026 12:45:30 PM 4 pgs
Fees: $23.00 Taxes: $6,539.75
20260623-0056531

WARRANTY DEED	State of Tennessee County of Davidson County The actual consideration or value, whichever is greater, for this transfer is $1,767,500.00. Affiant Subscribed and sworn to before me, this the 17TH day of June, 2026. Notary Public My commission expires: 5/8/29 (AFFIX SEAL)

CHRISTY TESCH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
202 Moultrie Trustee	New Owner	116-08-0-G-202-00CO
202 Moultrie Park		
Nashville, TN 37205		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Roark Realty Investment Group, LLC, a Tennessee Limited Liability Company

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

202 Moultrie ParkTrust dated April 24, 2026

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. 202 on the Plan of Sugartree, Phase 3 (Revised), a Planned Unit Development, of record in Plat Book 5050, Pages 67-71, and as amended in Book 5121, Page 89, Book 5162, Page 632, Book 5169, Page 426, Book 5186, Page 958, Book 5191, Page 412, Book 5222, Page 468, Book 5238, Page 93, and Book 5365, Page 378, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Benjamin Holman Richards and Rebecah Ann Richards, as husband and wife, by Warranty Deed dated August 19, 2022, from James K. Knight Sr, of record in Instrument No. 20220823-0094930, Register's Office for Davidson County, Tennessee. And further conveyed to Roark Realty Investment Group, LLC, a Tennessee limited liability company, by Quitclaim Deed dated May 24, 2024, from Benjamin Holman Richards and Rebecah Ann Richards, as husband and wife, of record in Instrument No. 20240528-0039243, Register's Office for Davidson County, Tennessee.

THE conveyance of the above-described parcel of land is subject to the following:

Taxes for the year 2026, and all subsequent years not yet due and payable. Map and Parcel 116-08-0-G-202-00CO.

The Plan of record in Plat Book 5050, Pages 67-71, and as amended in Book 5121, Page 89, Book 5162, Page 632, Book 5169, Page 426, Book 5186, Page 958, Book 5191, Page 412, Book 5222, Page 468, and Book 5238, Page 93, Book 5365, Page 378, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein.

Declaration of Covenants, Conditions and Restrictions of Sugartree, of record in Book 4857, Page 157 and supplemental amended in book 4911, Page 356, Book 4996, Page 126, Book 5003, Page 688, Book 5087, Page 220, Book 5152, Page 401, Book 5514. Page 138, Book 5691, Page 61 and Amended and Restated in Book 11758, Page 466, and further amended in Instrument No. 20170522-0050870, and Instrument No. 20210430-0058356, Register's Office for Davidson County, Tennessee.

Charter of Sugartree Homeowners' Association, Inc., of record in Book 5683, Page 670, said Register's Office.

Conveyance of common area to Sugartree Homeowner's Association, Inc. of record in Book 5683, Page 675, said Register's Office.

Easement for a water main and water rights as contained in the Deeds of record in Book 613, Page 713 and Book 660, Page 34, Register's Office for Davidson County, Tennessee.

Sewer Easement of record in Book 3400, Page 63, Register's Office for Davidson County, Tennessee.

Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 3958, Page 122, Book 4005, Page 367, and Book 7061, Page 100, Register's Office for Davidson County, Tennessee.

Approval of an Amended and Substituted Plat of record in Book 5162, Page 632, Register's Office for Davidson County, Tennessee.

Easement for encroachment of record in Book 5678, Page 327, Register's Office for Davidson County, Tennessee.

Underground Utility Easement of record in Book 5684, Page 986, Register's Office for Davidson County, Tennessee.

This is improved property, known as 202 Moultrie Park, Nashville, TN 37205.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S) that I/we am/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), 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/our hand(s) this 16th day of June, 2026.

Roark Realty Investment Group, LLC, a Tennessee Limited Liability Company

By:_____
Rebecah Ann Richards, Manager

By:_____
Benjamin Richards, Manager

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy or validity of that document.

STATE OF CALIFORNIA
COUNTY OF Los Angeles

On June 16, 2026 before me, Yolanda Gonzalez - Rubio Notary Public.
(insert name and title of the officer)

personally appeared Benjamin H Richards and Rebecah A Richards who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature _____ (Seal)
My commission expires: 10/28/2027

YOLANDA GONZALEZ-RUBIO
COMM. #2464978
Notary Public - California
Los Angeles County
My Comm. Expires Oct. 28, 2027

Certificate of Authenticity

I, Krystal Schuster, 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 6/16/26.

Date

Affiant Signature

6/16/26

Date

State of Tennessee

County of Davidson

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

Notary's Signature

CHRISTEN T. RABE
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

My Commission Expires: 1/30/27

Date

Notary's Seal (if on paper)