WARRANTY DEED

Karen Johnson Davidson County
Batch # 1447854 DEEDWARR
07/16/2026 09:44:04 AM 2 pgs
Fees: $13.00 Taxes: $3,330.00
20260716-0064297

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $900,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 15th DAY OF JULY, 2026.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

LILLIAN TURMAN
TENNESSEE NOTARY PUBLIC
My Comm Exp. 10/04/2027
COUNTY OF DAVIDSON

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
Roberts ROI, LLC	Same as New Owner	
(NAME)	(NAME)	
3909 Albert Drive		115-06-0-101.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37204		
(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, **ROCK RIDGE VENTURES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ROBERTS ROI, LLC, A CALIFORNIA 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:

Land in Davidson County, Tennessee, being Lot No. 35 on the Plan of West Meade Estates, Section 4, as of record in Book 3300, Page 61, Register's Office for Davidson County, Tennessee.

Said Lot No. 35 fronts 160 feet on the southerly side of Davidson Drive and extends back 180 feet on the westerly side and 318.01 feet on the easterly line, which is a broken line, to a deadline in the rear on which it measures 196.3 feet.

Being the same property conveyed to Bonnie Hoffman, married woman by Warranty Deed from Nancy L. Radek, the legal heir of Linda D. Locke, and as Executrix of the Estate of Linda Diane Locke of record in Instrument No. 20190409-0032308 Register's Office for Davidson County, Tennessee, dated April 08, 2019 and recorded on April 09, 2019.

Linda D. Locke died April 4, 2018.

The Last Will and Testament of Linda Diane Locke was submitted for probate in the Seventh Circuit Court for Davidson County, Tennessee, Case No. 18P-746.

Being the same property conveyed to Bonnie Hoffman, Trustee of the Bonnie Hoffman Revocable Living Trust No. 18-07, dated March 27, 2018 by Warranty Deed from Bonnie Hoffman of record in Instrument No. 20200702-0071662 Register's Office for Davidson County, Tennessee, dated January 30, 2020 and recorded on July 02, 2020.

Being the same property conveyed to Stonegate Acquisitions, LLC, a Tennessee Limited Liability Company by Warranty Deed from Bonnie Hoffman, Trustee of the Bonnie Hoffman Revocable Living Trust No. 18-07, dated March 27, 2018 of record in Instrument No. 20260504-0039270 Register's Office for Davidson County, Tennessee, dated April 30, 2026 and recorded on May 04, 2026.

Being the same property conveyed to Rock Ridge Ventures, LLC by Warranty Deed of record in Instrument No. 20260716-0064291, Register's Office for Davidson County, Tennessee.

JW2026-776A

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.

unimproved _
This is improved x property, known as 821 Davidson Dr, Nashville, TN 37205
(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 15th day of July, 2026

ROCK RIDGE VENTURES, LLC

BY: _____

ROBERT LANG, MEMBER

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned notary public of the state and county aforementioned, personally appeared Robert Lang, 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 Rock Ridge Ventures, LLC, and that he as such Member of Rock Ridge Ventures, LLC, executed the foregoing instrument for the purposes therein contained by signing the name of the LLC by himself as Member of Rock Ridge Ventures, LLC.

Witness my hand and official seal this 15th day of July, 2026.

Commission expires:



_____
Notary Public

JW2026-776A