Karen Johnson
Batch # 1449042
07/20/2026 09:41:46 AM
Fees: $18.00 Taxes: $6,882.00
Davidson County
DEEDWARR
3 pgs
20260720-0065153

This Instrument Prepared by & Return to:
Homestead Title & Escrow, LLC
405 Two Mile Pike, Suite F
Goodlettsville, TN 37072

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
910 Rivergate, LLC 109 42nd Ave N Nashville, TN 37209	910 Rivergate, LLC 109 42nd Ave N Nashville, TN 37209	034020-064.00

THIS INDENTURE, made this 7th day of July, 2026 between

Norman Clark Limited Partnership, a California limited partnership

of Merced County, California, hereinafter referred to as **Grantor**, and

910 Rivergate, LLC, a Tennessee limited liability company

of Davidson County Tennessee, hereinafter referred to as **Grantee**.

WITNESSETH: that said Grantor, for and in consideration of the sum of ONE AND 00/100 DOLLAR ($1.00) cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, has granted, bargained, sold and conveyed, and does hereby grant, bargain, sell and convey unto the said Grantee the following described premises situated in Davidson County, Tennessee, 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. B, on the Plan of Resubdivision Lot B Rivergate Park, as shown on plat of record in Plat Book 4470, Page 110, as corrected in Book 4552, Page 646, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description of the property.

Being the same property conveyed to Norman Clark Limited Partnership, a California limited partnership by Warranty Deed dated 5/8/2019 from ACV Watkins Portfolio I, a Delaware limited liability company of record in Instrument No. 20190517-0046722, Register's Office for Davidson County, Tennessee.

This is (X) improved ( ) unimproved property known as: 910 Rivergate Parkway, Goodlettsville, TN 37072.

THIS CONVEYANCE is made subject to restrictive covenants, easements, and setback lines that are applicable to the above described property, and of record, and to all zoning and subdivision restrictions of the appropriate governmental body.

The above description is the same as the previous deed of record, no boundary survey having been made at the time of this conveyance.

TO HAVE AND TO HOLD the said real estate, together with all of the appurtenances, estate, title, and interest thereunto belonging unto the said Grantee, his/her heirs and assigns forever.

And said Grantor does hereby covenant with said Grantee, that Grantor is lawfully seized in fee simple of the premises above conveyed and has full power, authority and right to convey the same, and that said premises are free from all encumbrances except the 2026 real property taxes

which are to be prorated between the parties and which Grantee assumes and agrees to pay, and that Grantor will forever warrant and defend the said premises and the title thereto against the lawful claims of all persons whomsoever.

Whenever in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF, the said Grantor hereunder sets his/their hand and seal the day and year first above written.

Norman Clark Limited Partnership,
A California limited partnership

By:_____
Norman Clark, General Partner

STATE OF CALIFORNIA
COUNTY OF MERCED

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared Norman Clark, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be a partner of Norman Clark Limited Partnership, a California limited partnership, the within name bargainor, a partnership, and that he, as such partner, executed the foregoing instrument for the purpose therein contained, by signing the name of the partnership by himself as partner.

WITNESS my hand and official seal at office in Goodlettsville, Tennessee on this the 7th day of July, 2026.

_____
Notary Public
My Commission Exp:_____ See Attached.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that the actual consideration or true value of this transfer, whichever is greater, is $1,860,000.00.

_____
Affiant

Sworn to and subscribed before me, this 9th day of July, 2026.

_____
Notary Public
My Commission Exp:_____



CALIFORNIA ACKNOWLEDGMENT CIVIL CODE § 1189

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 Merced }

On July 07, 2026 before me, Nancy Ponce, Notary Public,
Date *Here Insert Name and Title of the Officer*

personally appeared Norman Clark
Name(s) of Signer(s)

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.

NANCY PONCE
Notary Public - California
Merced County
Commission # 2418595
My Comm. Expires Sep 27, 2026

Place Notary Seal and/or Stamp Above

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 _____
Signature of Notary Public

OPTIONAL

Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document
Title or Type of Document: Warranty Deed
Document Date: July 7, 2026 Number of Pages: TWO
Signer(s) Other Than Named Above: NO Other Signers

Capacity(ies) Claimed by Signer(s)

Signer's Name:	Signer's Name:
☐ Corporate Officer – Title(s):	☐ Corporate Officer – Title(s):
☐ Partner – ☐ Limited ☐ General	☐ Partner – ☐ Limited ☐ General
☐ Individual ☐ Attorney in Fact	☐ Individual ☐ Attorney in Fact
☐ Trustee ☐ Guardian or Conservator	☐ Trustee ☐ Guardian or Conservator
☐ Other:	☐ Other:
Signer is Representing:	Signer is Representing:

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