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

BOX 10-A

WARRANTY DEED

Karen Johnson Davidson County
Batch # 1465071 DEEDWARR
08/28/2026 09:29 AM 2 pgs
Fees: $13.00 Taxes: $3,792.50

20260828-0079899

File #26-JJ-6506-O

JOSEPH WHITE
TENNESSEE NOTARY PUBLIC
My Comm. Expires May 28, 2029
COUNTY OF WILLIAMSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$1,025,000.00**.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27 DAY OF August, 2026.

Notary Public
MY COMMISSION EXPIRES:

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO:
Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

ADDRESS OF NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER(S)
Rock Ridge Ventures LLC (NAME)	**NEW OWNER** (NAME)	
4117 Hillsboro Pike, Ste 103-265 (ADDRESS)	(ADDRESS)	**115 10 0 082.00**
Nashville, TN 37215 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged,

VASSILIOS GATZIMOS AND BRENDA GATZIMOS, A MARRIED COUPLE,

hereinafter called the **Grantor(s)**, has/have bargained and sold, and by these presents do/does transfer and convey unto

ROCK RIDGE VENTURES LLC, A TENNESSEE LIMITED LIABILITY COMPANY,

hereinafter called the **Grantee(s)**, his/her/its/their heirs, successors and assigns, that 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. 77 on the plan SECTION ONE, WEST MEADE ESTATES, of record in Plat Book 2663, page 110, Register's Office for said County.

Said Lot No. 77 fronts 156.2 feet on the Northeasterly margin of Currywood Drive and extends back 204 feet to the Northwesterly line and 228.2 feet on the Southerly line to a dead line in the rear, measuring 257.6 feet thereon.

Being the same property conveyed to Vassilios Gatzimos and wife, Brenda Gatzimos, by Warranty Deed from Robert G. Graves and wife, Lindsay S. Graves, of record in Book 6920, Page 203, in the Register's Office of Davidson County, Tennessee, dated June 25, 1986 and recorded on July 17, 1986.

This conveyance is subject to:

* Property Taxes for the year 2026 and all subsequent years.
* 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 SECTION ONE, WEST MEADE ESTATES, as recorded in Plat Book 2663, Page(s) 110.
* Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 2864, Page 348, as amended in Book 4503, Page 111.
* Any and all existing easements and restrictions as shown of record not stated herein.

This is ____ **unimproved** __X____ **improved** property known as: **6506 Currywood Drive, 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), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 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 the **27th** day of **August, 2026**.

Vassilios Gatzimos

Brenda Gatzimos

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 27th day of August, 2026, before me personally appeared Vassilios Gatzimos, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 27th day of August, 2026.

Notary Signature
My commission expires:

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-20-2028

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 27th day of August, 2026, before me personally appeared Brenda Gatzimos, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 27th day of August, 2026.

Notary Signature
My commission expires:

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-20-2028