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

BOX 10-A

WARRANTY DEED

Karen Johnson Davidson County
Batch # 1465074 DEEDWARR
08/28/2026 09:29 AM 2 pgs
Fees: $13.00 Taxes: $4,255.00
20260828-0079901

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,150,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 27th DAY OF AUGUST, 2026.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

REBECCA STONER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 01-24-2028

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 NUMBER(S)
Stonegate Acquisitions, LLC	New Owner	
(NAME)	(NAME)	115-10-0-082.00
6506 Currywood Dr		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205		
(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 **STONEGATE ACQUISITIONS, LLC, A TENNESSEE 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. 77 on the plan of Section 1, West Meade Estates, of record in Book 2663, Page 110, Register's Office for said County.

Said Lot No. 77 fronts 156.2 feet on the Northwesterly margin of Currywood Drive and extends back 204 feet on 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, Register's Office for Davidson County, Tennessee, dated June 25, 1986 and recorded on July 17, 1986.

Being the same property conveyed to Rock Ridge Ventures, LLC, a Tennessee Limited Liability Company by Warranty Deed of record in Instrument No. 20260828-0079899, Register's office for Davidson County, Tennessee.

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 6506 Currywood Dr, Nashville, TN 37205
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

JW2026-1189

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 27th day of August, 2026

ROCK RIDGE VENTURES, LLC

BY: _____

ROBERT F. LANG, MEMBER

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned notary public of the state and county aforementioned, personally appeared Robert F. 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 27th day of August, 2026.

Commission expires:



_____

Notary Public

JW2026-1189