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

BOX 10-A

WARRANTY DEED

Karen Johnson Davidson County
Batch # 1465303 DEEDWARR
08/31/2026 09:40:02 AM 2 pgs
Fees: $13.00 Taxes: $2,201.50
20260831-0080246

File No. BC-26-401

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $595,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th day of August, 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
Lux Title & Escrow, LLC, 1201A 7th Avenue North, Nashville, TN 37208

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Rock Ridge Ventures, LLC	New Owner	
(NAME)	(NAME)	
4117 Hillsboro Pike, Ste. 103-265		131-03-0-019-00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215		
(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, WE, **RACHEL LEANN SUTTON AND DUSTY RAY SUTTON SR., WIFE AND HUSBAND**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ROCK RIDGE VENTURES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in the 7th, formerly 11th Civil District of Davidson County, Tennessee, being part of Lots Nos. 5 and 6 on the plan of the Subdivision of Phoebe Nicholson Heirs Property, as of record in Minute Book J., page 293, of the Chancery Court for said County, and part of Lot No. 65 on the plan of George W. Blair's revised Subdivision of Belmont Park Place, as of record in Book 421, pages 118 and 119, Register's Office for said County, being Lot No. 5 in George T. Hicks unrecorded subdivision, described according to a survey made by Clyde D. Anderson, Surveyor, September 1, 1952, and according to survey of John Kohl, dated December 12, 1974, as follows:

Beginning at the northwest corner of Warfield Drive and Lone Oak Road; thence with the west line of Lone Oak Road, thence with the west line of Lone Oak Road, northwardly 107.5 feet to the corner of Lots Nos. 4 and 5; thence with the line between said Lots, westwardly 85.2 feet to the corner of Lots 5 and 6; thence with the line between said Lots, southwardly 107.75 feet to the northerly margin of Warfield Drive; thence with said Drive, eastwardly 84.77 feet to the beginning.

Being the same property conveyed to Rachel L. Maddox, unmarried by Warranty deed from Rena Lorelle Reeves, unmarried of record in Instrument No. 20150123-0006922 Register's Office for Davidson County, Tennessee, dated 11/20/2014 and recorded on 11/23/2014.

Rachel L. Maddox is now married and known as Rachel Leann Sutton. Her husband Dusty Ray Sutton, Sr. joins this conveyance to convey his marital interest in subject property.

This is property more commonly known as 1800 Warfield Drive, Nashville, TN 37215.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2026 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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 our hand this 28th day of August, 2026.

Rachel Leann Sutton

Rachel Leann Sutton

Dusty Ray Sutton Sr.

Dusty Ray Sutton, Sr.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 28th day of August, 2026, before me personally appeared Rachel Leann Sutton and Dusty Ray Sutton Sr., 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 28th day of August, 2026.

Notary Signature
My commission expires:

RYAN LUX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-24-2028