Karen Johnson Davidson County
Batch# 1472033 DEEDWARR
09/11/2026 02:21:30 PM 3 pgs
Fees: $18.00 Taxes: $11,470.00
20260911-0084680

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $3,100,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10TH DAY OF SEPTEMBER, 2026.

Notary Public

MY COMMISSION EXPIRES: 8-12-2028
(AFFIX SEAL)

YVETTE LYN MELDRUM
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 277 Mallory Station Road, Suite 102, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Ronald A Stepanovic and Laura J Stepanovic	New Owner(S)	131 11 0M 002.00CO
(NAME) 4606 Granny White Pike	(NAME)	
(ADDRESS) Nashville, TN 37220	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **LMS Homes, LLC, a Tennessee Limited Liability Company**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Ronald A. Stepanovic and Laura J. Stepanovic, husband and wife**, 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 and being Unit B on the plan of Gables of Granny White, a Townhouse Planned Unit Development (Horizontal Property Regime with Private Elements), as established by Declaration of Protective Covenants, Conditions and Restrictions of record in Instrument No. 20151104-0112461 and amended in Instrument No. 20191127-0123030 and Instrument No. 20220616-0068820, all in the Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete legal description.

Together with the easements, restrictive covenants, conditions and regulations imposed upon and relating to the Units of the Gables of Granny White, a Townhouse Planned Unit Development (Horizontal Property Regime with Private Elements), including all interests in and to the Common Elements contained in the above-referenced Declaration as well as the By-Laws appended thereto, along with all applicable amendments, which are incorporated herein.

Being the same property conveyed to LMS Homes, LLC, a Tennessee Limited Liability Company, by Warranty Deed from Lisa Kaufman, an unmarried woman, dated October 15, 2021, and recorded on October 21, 2021, in Instrument No. 20211021-0141232, in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) zoning; (b) setback requirements and general utility, sewer and drainage easements of record on the Binding Agreement date upon which the improvements do not encroach; (c) subdivision and/or condominiumdeclarations, covenantgs, restricvtions and easements of record on the Binding Agreement date; and leases and other encumbrances (if any) as specified in the Binding Agreement..

unimproved ☐

This is improved ☒ property, known as 4606 Granny White Pike, Nashville, TN 37220

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 hands this 10 day of September, 2026.

LMS Homes, LLC
a Tennessee Limited Liability Company

BY: _____
Matthew Benjamin, Managing Member

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Matthew Benjamin, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the Managing Member, and is authorized to execute the instrument on behalf of LMS Homes, LLC, the within named bargainor, and that he/she as such Managing Member, executed the foregoing instrument for the purposes therein contained, by signing the name of the LLC by himself/herself as Managing Member.

Witness my hand and official seal, this the 10 day of September, 2026.

_____
Notary Public
My Commission Expires:
(SEAL)

RANDY HARDISON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 03-06-2027

True Copy Certification

I, Yvette Meldrum, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on September 10, 2026.

Signature

September 10, 2026

State of Tennessee

County of Williamson,

Sworn to and subscribed before me this September 10, 2026

B. Cortez

Notary's Signature

My Commission Expires: 8/19/30

B CORTEZ
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 05-19-2030