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

BOX 10-A

WARRANTY DEED

Karen Johnson
Batch # 1472666
09/15/2026 12:11:58 PM
Fees: $13.00 Taxes: $4,884.00

Davidson County
DEEDWARR
2 pgs

20260915-0085640

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,320,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 4 DAY OF SEPTEMBER, 2026.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

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

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 NUMBERS
4012 Utah Avenue LLC	Same as New Owner	
(NAME) 4003 Murphy Road	(NAME)	103-04-0-319.00
(ADDRESS) Nashville, TN 37209	(ADDRESS)	
(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, **GOLDEN GATE VENTURES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **4012 UTAH AVENUE 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. 102 and the east 50 feet on Lot 101 on the Plan of West End Annex, as of record in Book 332, Page 61, Register's Office for Davidson County, Tennessee.

Said Lot No. 102 and the east 50 feet of Lot No. 101 front together 150 feet on the North side of Utah Avenue, formerly 7th Avenue, and run back between parallel lines 212.3 feet on the easterly line and 238.9 feet, more or less, on the westerly line to a 25 foot alley and measure 157.5 feet, more or less, thereon.

INCLUDED in the above description but expressly EXCLUDED therefrom is the following property previously conveyed by F.M. Sullivan and wife, Ruth S. Sullivan to Peter Turner by deed of record in Book 1906, Page 505, Register's Office for Davidson County, Tennessee:

Being the East 1/2 of Lot No. 102 on the Plan of West End Annex, as of record in Book 332, Page 61, of the Register's Office for Davidson County, Tennessee.

Said part of said lot fronts 50 feet on the northerly side of Utah Avenue, formerly 7th Avenue, and runs back between lines 212.5 feet, more or less, on the easterly line and 225.7 feet, more or less, on the westerly line to the South line of the right of way of N.C. and St. L. Railroad on which measure 51.75 feet, more or less.

Being the same property conveyed to Troy Lee Slay and wife, Marie A. Slay by Installment Deed from Ruth S. Sullivan, unmarried of record in Book 7997, Page 292, Register's Office for Davidson County, Tennessee, dated December 1, 1989 and recorded on December 4, 1989.

Troy Lee Slay died on or about December 28, 2014, leaving property to Marie A. Slay as surviving tenant.

Being the same property conveyed to Marie A. Slay, unmarried by Quitclaim Deed from Marie A. Slay, a widow of record in Instrument No. 20150806-0078668 Register's Office for Davidson County, Tennessee, dated August 5, 2015 and recorded on August 6, 2015.

Marie A. Slay died on or about February 29, 2024, her Last Will and Testament being duly entered into Probate in Davidson County, Tennessee, under Case No. 24P787.

JW2026-1096

Being the same property conveyed to Stacie Monique Slay Smith and Monica Slay St. John, as tenants in common with rights of survivorship by Executor's Quitclaim Deed from Stacie Monique Slay Smith and Monica Slay St. John, Co-Executors of the Estate of Marie Allen Slay of record in Instrument No. 20250509-0036700 Register's Office for Davidson County, Tennessee, dated May 9, 2025 and recorded on May 9, 2025.

Being the same property conveyed to Stacie Monique Slay Smith and Monica Slay St. John, as tenants in common with rights of survivorship by Quitclaim Deed from Stacie Monique Slay Smith and Monica Slay St. John, as tenants in common with rights of survivorship of record in Instrument No. 20250509-0036701 Register's Office for Davidson County, Tennessee, dated May 9, 2025 and recorded on May 9, 2025.

Being the same property conveyed to Ryan Hooper by Special Warranty Deed of record in Instrument No. 20260910-0083824 **, Register's Office for Davidson County, Tennessee.**

Being the same property conveyed to Golden Gate Ventures, LLC, a Tennessee Limited Liability Company by Quitclaim Deed of record in Instrument No. 20260910-0083825 **, 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 4012 Utah Avenue, Nashville, TN 37209
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 4 day of September, 2026

GOLDEN GATE VENTURES, LLC

BY: _____

RYAN F. HOOPER, MEMBER

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned notary public of the state and county aforementioned, personally appeared Ryan F. Hooper, 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 Golden Gate Ventures, LLC, and that he as such Member of Golden Gate Ventures, LLC, executed the foregoing instrument for the purposes therein contained by signing the name of the LLC by himself as Member of Golden Gate Ventures, LLC.

Witness my hand and official seal this 4 day of September, 2026.

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

Commission expires: _____

Notary Public

JW2026-1096