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

BOX 10-A

WARRANTY DEED

Karen Johnson
Batch # 1472673
09/15/2026 12:22:56 PM
Fees: $13.00 Taxes: $3,422.50
Davidson County
DEEDWARR
2 pgs
20260915-0085651

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $925,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 28th 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 NUMBERS
Rock Ridge Ventures, LLC	Same as New Owner	
(NAME)	(NAME)	
4117 Hillsboro Pike, Ste 103-265		115-06-0-040.00
(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, **MICHAEL WILLIAMS, TRUSTEE OF THE LAURA M. WILLIAMS LIVING TRUST**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ROCK RIDGE VENTURES, LLC, A TENNESSEE LIMITED LIABILITY COMPMANY,** 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. 58 on the Plan of West Meade Hills, Section II, as of record in Book 2900, Page 98, Register's Office for Davidson County, Tennessee.

Said Lot No. 58 fronts 220.0 feet on the Southeasterly side of Windrowe Drive and runs back 211.7 feet on the Northeasterly line, and 200.3 feet on the Southwesterly line, to a dead line in the rear which is a broken line, measuring 198 feet thereon.

Being the same property conveyed to Paul Bailey Williams and wife, Laura Mai Williams by Warranty Deed from R.C. Adams, Joined by his wife, Hazel Adams of record in Book 3280, Page 327, Register's Office for Davidson County, Tennessee, dated September 11, 1961 and recorded on September 12, 1961.

Said Paul B. Williams died on October 25, 2015, vesting Laura Mai Williams as surviving tenant.

Being the same property conveyed to Laura M. Williams, as Trustee for the Laura M. Williams Living Trust, Dated June 9, 2017 by Quitclaim Deed from Laura Mail Williams of record in Instrument No. 20170620-0061996 Register's Office for Davidson County, Tennessee, dated June 09, 2017 and recorded on June 20, 2017.

Said Laura M. Williams died on February 11, 2026. Michael Williams is named Successor Trustee.

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.

JW2026-1076

unimproved
This is improved x property, known as 992 Windrowe Dr, Nashville, TN 37205
(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 28th day of August, 2026

THE LAURA M. WILLIAMS LIVING TRUST

BY: Michael Williams, Trustee

MICHAEL WILLIAMS, TRUSTEE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned notary public, Michael Williams with whom I am personally acquainted and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Trustee of The Laura M. Williams Living Trust, and who further acknowledged that they are authorized by said Trust Agreement to execute the within instrument as Trustee of said Laura M. Williams Living Trust.

Witness my hand and official seal this 28th day of August, 2026.

Commission expires:

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

Notary Public

JW2026-1076