Karen Johnson Davidson County
Batch# 1474077 DEEDWARR
09/16/2026 11:42:30 AM 3 pgs
Fees: $18.00 Taxes: $11,068.01
20260916-0086152

This instrument prepared by:
Momentum Title, LLC
131 Saundersville Road
Suite #130
Hendersonville, TN 37075
File Number: 9-9996-AJ

STATE OF TENNESSEE
COUNTY OF Wilson

The actual consideration or value, whichever is greater, for this transfer is $2,991,355.00.

Affiant

Subscribed and sworn to before me, this the 15th day of September, 2026.

ALICIA JOHNSON
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES 11-21-2027

Notary Public
My Commission Expires: _____

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Jeffery S. Sharritts and Carisa K. Sharritts, Trustees of The Jeffery S. Sharritts and Carisa K. Sharritts Living Trust Agreement dated November 16,2005 and restated on April 3, 2013 730 Woodvale Point Suwanee, GA 30024	New Owner	117 16 0 017.00

WARRANTY DEED

For valuable consideration, the receipt of which is hereby acknowledged, **Gulch Development Corporation, LLC, a Tennessee Limited Liability Company** (individually and/or collectively, "Grantor"), transfer and convey unto **Jeffery S. Sharritts and Carisa K. Sharritts, Trustees of The Jeffery S. Sharritts and Carisa K. Sharritts Living Trust Agreement dated November 16,2005 and restated on April 3, 2013** (individually and/or collectively, "Grantee"), a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

A certain unit located in Davidson County, Tennessee, being known and designated as Unit No. B of HOMES AT 3801 BELMONT BOULEVARD, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing for Homes at 3801 Belmont Boulevard, a Horizontal Property Regime, of record in Instrument No. 20250709-0053836, in the Register's Office for Davidson County, Tennessee, and with said Unit being depicted on Exhibit "B" to said Declaration; together with a percentage interest in the common elements as set forth in said Declaration.

Being part of the same property conveyed to Gulch Development Corporation, LLC, by Warranty Deed from Michael David Johnson, an unmarried man, of record in Instrument No. 20240130-0006385, in the Register's Office of Davidson County, Tennessee, dated January 26, 2024 and recorded on January 30, 2024.

This is improved property located at: **1600 Burton Avenue, Nashville, TN 37215**

This conveyance is made subject to 1) property taxes for the year 2026 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs and assigns forever; and we do covenant with the said Grantee 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

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 15th day of September, 2026.

GRANTOR:

Gulch Development Corporation, LLC, a Tennessee Limited Liability Company
By: Gulch Ventures Inc., Its Sole Member

By: _____
Jeffrey Allen Hough, President

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Jeffrey Allen Hough, President of Gulch Ventures Inc, the Sole Member of Gulch Developent Corporation, LLC, a Tennesee limited liability company, with who I am personally acquainted (or proven to me on the basis of satisfactory evidence), who, upon oath, acknowledged that he/she executed the within instrument for the purposes therein contained; and who further acknowledged that he, in such capacity executed this instrument on its behalf of Gulch Development Corporation, LLC, a Tennessee limited liability company.

WITNESS my hand and seal at office this 15th day of September, 2026.

QUINTON HORNER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES 10-16-2029

_____
Notary Public
My Commission expires: 10/16/2029

Tennessee Certification of Electronic Document

I, Emma Howard, 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 9/15/2026 (date of document).

Affiant Signature

9/16/26
Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this 16th day of September, 2026.

KELLIE L. PARSONS
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Notary's Signature

MY COMMISSION EXPIRES: 8/21/27

NOTARY'S SEAL