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

BOX 10-A

WARRANTY DEED

Karen Johnson Davidson County
Batch # 1480843 DEEDWARR
10/06/2026 09:08:02 AM 2 pgs
Fees: $13.00 Taxes: $3,885.00

20261006-0091753

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,050,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 2nd DAY OF OCTOBER, 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
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)	
6440 Jocelyn Hollow Rd		115-14-0-074-00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205-3522		
(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, **VIRGINIA FAYE JENKINS, TRUSTEE OF THE VIRGINIA JO JENKINS LIVING TRUST, DATED OCTOBER 5, 2021**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ROCK RIDGE VENTURES, LLC**, 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:

Being Lot No. 199 on the Map of West Meade Farms, Inc., Section "J" as of record in Book 1835, page 125 in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property and described as follows:

Beginning at a point in the northerly margin of Jocelyn Hollow Road at the common corner of Lots 199 and 200; thence with said Road in a northwesterly direction 95 feet to a concrete monument, and continuing with said Road, 33.4 feet to a concrete monument, and continuing with said Road, 54.4 feet to a concrete monument at the beginning of a curve; thence around said curve having a radius of 25 feet, in a northeasterly direction 35.6 feet to a concrete monument in the southeasterly margin of Jocelyn Hollow Circle; thence with said Circle northeasterly 160.5 feet to a corner of Lots 198 and 199; thence with the line between said lots, southeasterly 221.1 feet to a corner of Lots 199 and 200; thence with the line between said lots, southwesterly 222.1 feet to the point of beginning.

Being the same property conveyed to Virginia Faye Jenkins, Trustee of The Virginia Jo Jenkins Living Trust, dated October 5, 2021 by Quitclaim Deed from Virginia Jo Jenkins by Virginia Faye Jenkins, Attorney-in-Fact of record in Instrument No. 20211015-0138557 Register's Office for Davidson County, Tennessee, dated October 5, 2021 and recorded on October 15, 2021.

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.

JW2026-1214

unimproved
This is improved x property, known as 6440 Jocelyn Hollow Rd, Nashville, TN 37205-3522
(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 2nd day of October, 2026

THE VIRGINIA JO JENKINS LIVING TRUST

BY: Virginia Faye Jenkins

VIRGINIA FAYE JENKINS, TRUSTEE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned notary public of Davidson County, Tennessee, personally appeared Virginia Faye Jenkins, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is Trustee of The Virginia Jo Jenkins Living Trust and executed the within instrument as such Trustee.

Witness my hand and official seal this 2nd day of October, 2026.

Commission expires:

D DYLAN POTTER
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 10-22-2029

Notary Public

JW2026-1214