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

BOX 10-A

WARRANTY DEED

Karen Johnson Davidson County
Batch # 1482417 DEEDWARR
10/08/2026 10:17:32 AM 2 pgs
Fees: $13.00 Taxes: $7,426.73

20261008-0092473

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $2,067,224.47

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 6th DAY OF October 2026.

KEVIN SPOONER NOTARY PUBLIC STATE OF TENNESSEE Albany DAVIDSON COUNTY

My Commission Expires 7/04/27
Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

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
Ryan Stonehouse	Same as Owner	
(NAME)	(NAME)	
1319B Clifton Ln		117 12 2J 002.00
(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, **AMB PROPERTIES, LLC, A KENTUCKY LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **RYAN STONEHOUSE, UNMARRIED MAN**, 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 Unit B of HOMES AT 1319 CLIFTON LANE, a Horizontal Property Regime with Private Elements located at Nashville, Davidson County, Tennessee, and described in a Declaration of Covenants, Conditions and Restrictions for HOMES AT 1319 CLIFTON LANE, a Horizontal Property Regime with Private Elements, of record as Instrument No. 20220921-0104967, Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of HOMES AT 1319 CLIFTON LANE, a Horizontal Property Regime with Private Elements, contained in said Declaration, the plat filed as Exhibit "B" to said Declaration appearing in Instrument No. 20220921-0104967, and Bylaws appended thereto as Exhibit "C", said Register's Office, are incorporated hereby reference and made a part hereof the same as though copied herein for a more complete identification and description of said Unit.

Being part of the same property conveyed to AMB Properties LLC, a Kentucky Limited Liability Company, by Warranty Deed from Aubrey B. Harwell, JR. Trustee, of record in Instrument No. 20250314-0018810, in the Register's Office of Davidson County, Tennessee, dated February 27, 2025 and recorded on March 14, 2025.

Being part of the same property conveyed to Aubrey B. Harwell, Jr., Trustee with full power to sell, transfer or convey without the joinder of any beneficiary, by Warranty Deed from Patrick B. Howell and wife, Tammy W. Howell, of record in Book 11349, Page 459, in the Register's Office of Davidson County, Tennessee, dated February 18, 1999 and recorded on February 22, 1999.

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 1319B Clifton Ln, Nashville, TN 37215
(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 9th day of Sep, 2026

AMB Properties, LLC,
a Kentucky limited liability company

BY: _____ Member
David Andrew Barker, Member

STATE OF Florida
COUNTY OF Walton

Before me, the undersigned notary public of aforesaid and state, personally appeared David Andrew Barker with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be the member of **AMB Properties, LLC, a Tennessee limited liability company**, the within named bargainor, a limited liability company and that himself as Member of the limited liability company, executed the foregoing instrument for the purpose therein contained by personally signing the name of the limited liability company as Member.

Witness my hand and official seal this 8 day of September, 2026

Commission expires: 09-02-2027
Drivers License Provided

_____ Notary Public

KAY H STORY
Notary Public - State of Florida
Commission # HH 417925
My Comm. Expires Sep 2, 2027
Bonded through National Notary Assn.