Karen Johnson Davidson County
Batch# 1482478 DEEDWARR
10/08/2026 11:45:30 AM 3 pgs
Fees: $18.00 Taxes: $3,144.63
20261008-0092585

RECORD AND RETURN TO:
Limestone Title, LLC
580 Franklin Rd.
Suite 203
Franklin, Tennessee 37069

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $849,900.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28 day of Sept. 2026.

NOTARY PUBLIC

My commission expires: _____

JENNIFER L. PENNELL STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 05-29-2030

THIS INSTRUMENT PREPARED BY:
Limestone Title, LLC, 580 Franklin Road, Suite 203, Franklin, Tennessee 37069

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Devin Michael Sterling and Julie Richelle Sterling, Trustee of the Sterling Family Trust dated September 26, 2014 600 Southgate Ave Unit D Nashville TN 37203	Same address as new owner	105-11-1V-004.00

FOR AND IN CONSIDERATION of the sum of EIGHT HUNDRED FORTY NINE THOUSAND NINE HUNDRED AND 00/100 Dollars ($849,900.00) and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **600 SOUTHGATE PROPERTIES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **DEVIN MICHAEL STERLING AND JULIE RICHELLE STERLING, TRUSTEE OF THE STERLING FAMILY TRUST DATED SEPTEMBER 26, 2014**, hereinafter called the Grantee(s), their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit No. 4 of 600 Southgate Avenue, a horizontal property regime with private elements, a planned unit development pursuant to Tennessee Code Annotated 66-27-103(B), as established by that Declaration of Covenants, Conditions, and Restrictions of record in Instrument #20230214-0010560, and amended in Instrument #20230403-0024006, Register's Office for Davidson County, Tennessee.

Being a portion of the same property conveyed to 600 Southgate Properties, LLC, a Tennessee limited liability company, from The Cumberland Holdings Co., LLC, a Tennessee limited liability company, by Quitclaim Deed dated August 11, 2023 and recorded September 11, 2023 in Instrument #20230911-0070913, said Register's Office.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

This is improved property, known as: 600 Southgate Avenue, Unit D, Nashville, TN 37203.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the current year property taxes, which taxes are being prorated between the parties.

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this 28 day of September, 2026

GRANTOR(S)

600 Southgate Properties, LLC, a Tennessee Limited Liability Company

By: _____
Jennifer L. Pennell, Authorized Representative

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, a Notary Public, of the state and county mentioned, personally appeared Jennifer L. Pennell, Authorized Representative of 600 Southgate Properties, LLC, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be Authorized Representative of 600 Southgate Properties, LLC, the within named bargainor, a Limited Liability Company, and that such Jennifer L. Pennell, Authorized Representative of 600 Southgate Properties, LLC as such Authorized Representative, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as Authorized Representative.

WITNESS my hand and seal, this the 28 day of Sept. 2026.

HEIDI RAE BERRYHILL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES JANUARY 22 2029

_____
Notary Public

Heidi Rae Berryhill
Printed Notary Name

My commission expires: _____

TRUE COPY CERTIFICATION

I, Jennifer L. Pennell, 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 Sept 28, 26 (date of document).

Jennifer Pennell

Sept 28, 26

Date

State of TENNESSEE
County of WILLIAMSON

Sworn to and subscribed before me on this Sept. 28, 2026.

DAVID P. WEBBER
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
October 20, 2026
COUNTY OF WILLIAMSON

Notary's Signature

My Commission Expires: _____

Notary's Seal