Karen Johnson Davidson County
Batch# 1026929 DEEDWARR
07/17/2023 11:33:30 AM 4 pgs
Fees: $23.00 Taxes: $4,440.00
20230717-0054680

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,200,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14TH DAY OF JULY, 2023.

Notary Public

MY COMMISSION EXPIRES: 3/3/2026
(AFFIX SEAL)

M.R. SCHODROSKI
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF ROBERTSON
MY COMM. EXPIRES MARCH 3, 2026

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 933 E. Trinity Lane, Nashville, TN 37207

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Alexandra Holland and Daniel Holland	JPMorgan Chase Bank, N.A.	Parcel ID: 083 08 0Y 002.00
(NAME)	(NAME)	
2719 B Meadow Rose Drive	3415 Vision Drive	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206	Columbus, OH 43219	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Eagle Holdings, LLC, a Tennessee limited liability company**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Alexandra Holland and Daniel Holland, wife and husband**, 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:

A certain unit located in Davidson County, Tennessee, being known and designated as Unit No. B of 2719 Meadow Rose Drive Homes, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing 2719 Meadow Rose Drive Homes, a Horizontal Property Regime, of record in Instrument Number 20220429-0050192, 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 Connemara Properties, LLC, a California Limited Liability Company from Jerry Alderson, individually and as devisee under the Will of Florence Alderson, deceased by Warranty Deed dated December 19, 2008 and recorded on December 29, 2008 in Instrument No. 20081229-0122901, Register's Office for Davidson County, Tennessee.

Further being part of the same property conveyed to Connemara South Properties, a Tennessee Limited Liability Company from Connemara Properties, LLC, a California Limited Liability Company by Quitclaim Deed dated

December 17, 2018 and recorded on December 19, 2018 in Instrument No. 20181219-0123298, Register's Office for Davidson County, Tennessee.

Further being part of the same property conveyed to Eagle Holdings, LLC, a Tennessee limited liability company from Connemara South Properties, LLC, a Tennessee limited liability company by Warranty Deed dated April 14, 2022 and recorded on April 25, 2022 in Instrument No. 20220425-0047407, Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 2719 B Meadow Rose Drive, Nashville, TN 37206

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 our hands this 11th day of July, 2023

Eagle Holdings, LLC, a Tennessee limited liability company

BY: Ryan Maxwell

Ryan Maxwell
Authorized Member

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned, a **Notary Public of the State** and County aforesaid, **personally** appeared **Ryan Maxwell, 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 Authorized** Member, **and is** authorized **to execute the instrument on behalf of Eagle Holdings LLC, the within** named bargainor, **and that he as such** Authorized Member, executed **the foregoing instrument for the purposes therein** contained, **by signing the name of the LLC by himself as Authorized Member.**

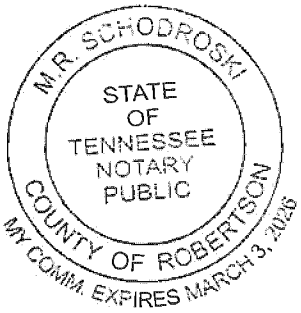
Witness my hand and official seal, this the 11 **th day of July, 2023.**

M.R. Schodroski

Notary Public

My Commission Expires: 3/3/2026

(SEAL)



Certificate of Authenticity

I, Tonya Loftin, 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 **July 11, 2023**.

Date

Tonya Loftin
Affiant Signature

July 17, 2023
Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this 17th day of July, 20 23.

Notary's Signature

CHRISTIE PERRY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES 6-22-2026

My Commission Expires: _____
Date

Notary's Seal (if on paper)