BOX 10-A

WARRANTY DEED

Karen Johnson
Batch # 1306321
08/06/2025 09 15 17 AM
Fees $13 00 Taxes $1,665 00

Davidson County
DEEDWARR
2 pgs

20250806-0062338

File #25-TL-1312-C

(SEAL)

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

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $449,999 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th DAY OF August, 2025

Notary Public
MY COMMISSION EXPIRES 3/3/2026

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO

Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP / PARCEL NUMBER (S)
Jacob B Meadows	Same As Owner	
(NAME)	(NAME)	**120 09 0 133.00**
1312 Winthorne Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37217		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged,

ROYAL VAGABOND PARTNERS LLC, A TENNESSEE LIMITED LIABILITY COMPANY,

hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto

JACOB B. MEADOWS, A SINGLE MAN,

hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit.

Land in Davidson County, Tennessee, being Lot No 5C19 on the Plan of SECTION 5-C, GLENGARRY PARK, as of record in Plat Book 3500, Page 54, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description

Being the same property conveyed to Royal Vagabond Partners, LLC, a Tennessee Limited Liability Company, by Warranty Deed from Nashville Metro Holdings, LLC, a Tennessee Limited Liability Company, of record in Instrument No 20240726-0056596, in the Register's Office of Davidson County, Tennessee, dated July 22, 2024, and recorded on July 26, 2024

Being the same property conveyed to Nashville Metro Holdings, LLC, a Tennessee Limited Liability Company, by Warranty Deed from Carol Mullinax, Executrix of the Estate of Nancy Jo Jackson, of record in Instrument No 20240724-0056401, in the Register's Office of Davidson County, Tennessee, dated July 22, 2024, and recorded on July 24, 2024

Being the same property conveyed to Nancy B Jackson, by Quitclaim Deed from William M Jackson, of record in Book 6548, Page 229, in the Register's Office of Davidson County, Tennessee, dated April 30, 1985, and recorded on May 03, 1985 The said Nancy B Jackson died on February 07, 2024, testate See Probate Case Docket No 24P736, Davidson County Probate Court, Carol Mullinax is appointed as Executor and is directed to sell the subject property

Being the same property conveyed to William M. Jackson and wife, Nancy B Jackson, by Warranty Deed from Hallmark Construction Company, a Tennessee Corporation, of record in Book 3769, page 495, in the Register's Office of Davidson County, Tennessee, dated June 19, 1964, and recorded on June 24, 1964

This conveyance is subject to
* Property Taxes for the year 2025 and all subsequent years
* Plat of SECTION 5-C, GLENGARRY PARK, as recorded in Plat Book 3500, Page(s) 54
* Covenants, Conditions and Restrictions as set forth in Agreement recorded in Book 1788, Page 349
* Covenants, Conditions and Restrictions as set forth in Installment Deed recorded in Book 2796, Page 604
* Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 3186, Page 148 and Book 3613, Page 464 e)
* Any and all existing easements and restrictions as shown of record not stated herein

This is ____ **unimproved** __X___ **improved** property known as. **1312 Winthorne Drive, Nashville, TN 37217**

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(S), their heirs and assigns forever, and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this the 5th day of August, 2025

Royal Vagabond Partners LLC, a Tennessee Limited Liability Company

By _____
Andrew S Mogol, Sole Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, C. Loy Carney of the state and county mentioned, personally appeared Andrew S. Mogol, Sole Member of Royal Vagabond Partners 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 Sole Member of Royal Vagabond Partners LLC, the within named bargainor, a Limited Liability Company, and that such Andrew S Mogol, Sole Member of Royal Vagabond Partners LLC as such Sole Member, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as Sole Member

Witness my hand and seal, at office in 5, this 5th day of August, 2025.

_____
Notary Signature

Printed Name _____

My commission expires

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-20-2028