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| **THIS INSTRUMENT PREPARED BY:**<br>**Chapman & Rosenthal Title, Inc.**<br>**10 Burton Hills Blvd, Ste 130**<br>**Nashville, TN 37215**<br><br>**CRT File No. 250350456**<br><br>Karen Johnson Davidson County<br>Batch # 1316541 DEEDWARR<br>08/29/2025 10 01 12 AM 2 pgs<br>Fees $13 00 Taxes $1,239 50<br>20250829-0069343 | STATE OF TENNESSEE )<br>COUNTY OF DAVIDSON )<br><br>The actual consideration or value, whichever is greater, for this transfer is. $335,000 00<br><br>Affiant<br><br>Subscribed and sworn to before me, this 27th day of August, 2025.<br><br>Notary Public<br>My Commission Expires 11/19/28<br><br>JOHN T COOK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY |

## WARRANTY DEED

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| Address New Owner:<br>Charles M. Vogel and Meredith Bible Vogel<br>7828 Old Charlotte Pike<br>Nashville TN 37209 | Send Tax Bills To.<br>New Owner | Tax Information.<br>Tax Parcel ID No<br>113-00-0-014.00 |

**FOR AND IN CONSIDERATION** of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Indian Creek Hunt & Timber Club LLC, a Limited Liability Company** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Charles M. Vogel and Meredith Bible Vogel, husband and wife**, ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

BEING A TRACT OF LAND LYING WHOLLY WITHIN THE 35TH COUNCI L MAN DISTRICT OF DAVIDSON COUNTY, METROPOLITAN NASHVILLE, TENNESSEE. LYING OFF OF OLD CHARLOTTE PIKE, BOUNDED IN GENERAL BY BUPPERT AND CULLUM ON THE SOUTH, INDIAN CREEK HUNT & TIMBER CLUB ON THE WEST AND NORTH, AND EARNEST ON THE EAST, MORE PARTICULARY DESCRIBED AS FOLLOWS:

BEGINNING AT IRON PIN FOUND (IPF), AT THE SOUTHWEST CORNER OF LINDA BUPPERT, AS RECORDED IN DEED BOOK 20230905-0069332, R.O.D.C., SAID PIN BEING IN THE NORTHERLY LINE OF MARK AND CECILIA CULLUM, AS RECORDED IN DEED BOOK 20140428-0035573, R.O.D.C.; THENCE, LEAVING BUPPERT AND WITH CULLUM, N 50°11'14" W, A DISTANCE OF 125.06' TO AN IRON PIN SET (IPS); THENCE, LEAVING CULLUM AND WITH A NEW DIVISION LINE THROUGH THE INDIAN CREEK HUNT & TIMBER CLUB, AS RECORDED IN DEED BOOK 20231025-83657, R O D.C., THE FOLLOWING CALLS: N 24°35'06" E, A DISTANCE OF 860.67' TO AN IPS; S 77°19'57" E, A DISTANCE OF 206 62' TO AN IPS ON THE WESTERN LINE OF LARRY EARNEST, AS RECORDED IN DEED BOOK 20200831-0098545, R.O.D.C ; THENCE, WITH EARNEST, THE FOLLOWING CALLS· S 14°42'03" W, A DISTANCE OF 735.15' TO AN IPF; S 26°53'26" W, A DISTANCE OF 62.37' TO AN IPF, SAID PIN BEING THE NORTHEAST CORNER OF SAID BUPPERT PROPERTY; THENCE, ALONG THE BUPPERT PROPERTY THE FOLLOWING CALLS: N 56°25'28" W, A DISTANCE OF 174 22' TO AN IPF; S 30°03'28" W, A DISTANCE OF 72.71' TO AN IPS; S 43°03'49" W, A DISTANCE OF 40.44' TO AN IPS; S 35°59'52" W, A DISTANCE OF 67.47' TO THE POINT OF BEGINNING, CONTAINING 5.15 ACRES ACCORDING TO SURVEY BY J. MARK CANTRELL, RLS # 1859, T2 ENGINEERING AND SURVEYING, DATED AUGUST 29, 2024.

Being a portion of the same property conveyed to INDIAN CREEK HUNT & TIMBER CLUB LLC, A LIMITED LIABILITY COMPANY, by deed from LINDA S. DOWDY, of record in Instrument No. 20231025-0083657 , dated October 19, 2023 , said Register's Office.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record

General or special taxes and assessments required to be paid in the year 2025 and subsequent years for Map-Par. 113-00-0-014.00.

Application for Greenbelt Assessment of record in Instrument No. 2024030-0014511, said Register's Office.

This is improved property located at 7828 Old Charlotte Pike Nashville TN 37209

**TO HAVE AND TO HOLD** said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

**IN WITNESS WHEREOF**, Grantor has executed this instrument on this 27th day of August, 2025.

Indian Creek Hunt & Timber Club, LLC

By: Jeffrey T. Dobyns, Managing Member

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Before me, the undersigned, of the State and County aforesaid, personally appeared Jeffrey T. Dobyns, 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 managing member (or other officer authorized to execute the instrument) of Indian Creek Hunt & Timber Club, LLC, a Limited Liability Company, the within named bargainor, and that he as such authorized manager has executed the foregoing instrument for the purposes therein contained, by signing the name of the company by himself as such aforesaid authorized manager.

Witness my hand, at office, this 27th day of August, 2025.

Notary Public

My Commission Expires: _____

RYAN DIECK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-08-2028