Karen Johnson Davidson County
Batch# 1342814 DEEDWARR
11/07/2025 12:26:30 PM 3 pgs
Fees: $18.00 Taxes: $1,924.00
20251107-0088930

WARRANTY DEED

CAITLIN LLOYD-MCKEIGHEN STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMM. EXPIRES MAY 8, 2029

File No. PA-25-11448

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $520,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7TH DAY OF NOVEMBER, 2025

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Eleanor Devery Wright	Same as new owner	
(NAME)	(NAME)	
3901 West End Avenue, #305		103-16-0A-043.00-CO
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205		
(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, I/we, **JDAL Land Company, LLC, a Nevada limited liability company**, HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO **Eleanor Devery Wright, a single person**, HEREINAFTER CALLED THE GRANTEE, HER HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Property in Davidson County, Tennessee, being Unit No. 305 on the 2nd Revised Plan of Rokeby, Condominium Apartments, as of record in Plat Book 5050, Page 16, as more fully shown on the plan of 3rd Floor Rokeby Condominium Apartments, of record in Plat Book 5060, Page 135, in the Register's Office for said County, to which plan reference is made for a complete description.

Being the same property conveyed to James W. Wagy and Deborah J. Wagy, husband and wife by Warranty Deed from Holly M. Dunn of record in Instrument No. 20200831-0098785 Register's Office for Davidson County, Tennessee, dated August 26, 2020 and recorded on August 31, 2020.

Being the same property conveyed to JDAL Land Company, LLC, a Nevada limited liability company by Quitclaim Deed from James W. Wagy and Deborah J. Wagy, husband and wife of record in Instrument No. 20250918-0074810 Register's Office for Davidson County, Tennessee, dated September 15, 2025 and recorded on September 18, 2025.

This is improved property more commonly known as 3901 West End Avenue, #305, Nashville, TN 37205.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2026 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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, her heirs and assigns forever; and we do covenant with the said GRANTEE 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 successors and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, her 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 this 5 day of November, 2025.

JDAL Land Company LLC, a Nevada Limited Liability Company

By: _____
James W. Wagy, Member

By: _____
Deborah J. Wagy, Member

JDAL Holdings, LP, a Nevada Limited Partnership, Member and Manager

By: JDAL Management Co., a Nevada corporation, General Partner

By: _____
James W. Wagy, President

STATE OF Missouri
COUNTY OF Platte

Before me, the undersigned, of the state and county mentioned, personally appeared James W. Wagy and Deborah J. Wagy, Members of JDAL Land Company, LLC, a Nevada limited liability company, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged themselves to be Members of JDAL Land Company, LLC, the within named bargainor, a Nevada limited liability company, and that such James W. Wagy and Deborah J. Wagy, as Members, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the limited liability company.

Witness my hand and seal this 5 day of November, 2025.

_____
Notary Signature
My commission expires: 9/9/2027

HOLLY NERI HERNANDEZ
State of Missouri
Notary Public-Notary Seal
Commission # 15637364
My Commission Expires: 9/9/2027

STATE OF Missouri
COUNTY OF Platte

Before me, the undersigned, of the state and county mentioned, personally appeared James W. Wagy, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be President of JDAL Management Co., a Nevada corporation, which is General Partner of JDAL Holdings, LP, a Nevada limited partnership, which is Member and Manager of JDAL Land Company, LLC, the within named bargainor, a Nevada limited liability company, and that such James W. Wagy, as President of the corporation which is general partner of the limited parnership which is Member and Manager of the LLC, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the limited liability company.

Witness my hand and seal this 5 day of November, 2025.

_____
Notary Signature
My commission expires: 9/9/2027

HOLLY NERI HERNANDEZ
State of Missouri
Notary Public-Notary Seal
Commission # 15637364
My Commission Expires: 9/9/2027

TRUE COPY CERTIFICATION

I, Matthew G. Noggle, 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 November 5, 2025.

Affiant Signature

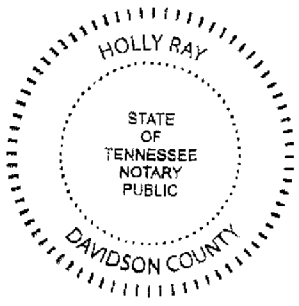
November 7, 2025

Date

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Sworn to and subscribed before me this 7th day of November, 2025.



Notary's Signature

My Commission Expires: 03/09/27