Karen Johnson Davidson County
Batch # 1358060 DEEDWARR
12/15/2025 10:26:54 AM 2 pgs
Fees: $13.00 Taxes: $1,387.50

20251215-0099446

Prepared by:
Record and Return To:
Rosenthal Title, Inc
Hills Blvd., Suite 130
, TN 37215

RECORD AND RETURN TO:
Limestone Title, LLC
580 Franklin Rd., Suite 203
Franklin, Tennessee 37069
File No.: LTL-35325-25

**WARRANTY DEED**

SEZEN YILMAZ
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 03, 2029

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $375,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th day of December, 2025.

NOTARY PUBLIC

My commission expires: _____

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 |
|---|---|---|
| Todd Haralson *et al*<br>8180 Old Charlotte Pike<br>Nashville, TN 37209 | Same address as new owner | 113-00-0-008.00 |

FOR AND IN CONSIDERATION of the sum of THREE HUNDRED SEVENTY FIVE THOUSAND AND 00/100 Dollars ($375,000.00) and other good and valuable consideration, cash in hand paid by the hereinafter named Grantees, the receipt of which is hereby acknowledged; the undersigned, **MEDWEB HOLDINGS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, hereinafter called the Grantor, has bargained and sold and by these presents do hereby transfer and convey unto, **TODD HARALSON AND AMANDA WOODALL, JOINT TENANTS**, hereinafter called the Grantees, their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Lying and being in Davidson County, Tennessee, and being more particularly described as follows:

Beginning at a point, the northeast corner of a tract of land conveyed by Hines to Craddock and running thence South 3-1/2 degrees West 4 poles, South 61 degrees West 9 poles, South 74 degrees West 8 poles, North 82 degrees West 3.5 poles, South 76 degrees West 9 poles, North 75 degrees West 6 poles, North 64-1/2 degrees West 8 poles, North 46 degrees West 10.4 poles, South 7-1/2 degrees West 4.8 poles, South 35 degrees West 6 poles, South 2 degrees West 10.6 poles, South 5-1/2 degrees East 10.6 poles, South 29-1/2 degrees East 7.4 poles, South 46 degrees East 15.2 poles, South 31 degrees East 4.2 poles to center of Charlotte Pike, thence South 70 degrees East 16.25 poles, North 71 degrees East 14 poles, North 42 degrees East 14 poles, thence with centerline of Old Charlotte Pike north 51 degrees 30 minutes east 99.0 feet, north 81 degrees east 66.0 feet, south 81 degrees 10 minutes west 133.65 feet to southeast corner of said property, thence north 86 degrees east 184.8 feet, north 79 degrees 30 minutes east 62.74 feet, north 3 degrees 30 minutes west 1200.16 feet, thence north 85 degrees 17 minutes 46 seconds west 200 feet, thence west 20 poles, thence south 2 degrees west 20 poles to point of beginning.

Being the same property conveyed to MedWeb Holdings, LLC, a Tennessee limited liability company, from Kenneth Ryan Meadows by Quitclaim Deed dated July 19, 2022

and recorded July 19, 2022 in Instrument #20220719-0082867, said Register's Office.

Being the same property conveyed to Kenneth Ryan Meadows, a married man, from Mark E. Watson, unmarried, by Warranty Deed dated June 29, 2022 and recorded July 5, 2022 in Instrument #20220705-0077497, 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 property known as 8180 Old Charlotte Pike, Nashville, TN 37209.

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

The undersigned covenant with the said Grantees that it is lawfully seized and possessed of said real estate; that it has 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 itself, its successors and assigns, forever to warrant and defend the title to said real estate unto the said Grantees, their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS ITS HAND, this 9th day of December, 2025.

GRANTOR:

Medweb Holdings, LLC, a Tennessee Limited Liability Company

By: _____
David P. Webber, Member

BY: _____
Kenneth Ryan Meadows, Member

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this the 9th day of December, 2025, before me, appeared David P. Webber and Kenneth Ryan Meadows, personally known (or proved to me on the basis of satisfactory evidence), who, being by me duly sworn (or affirmed) did say that they are members of Medweb Holdings, LLC, a Tennessee limited liability company, and that said instrument was signed on behalf of said Medweb Holdings, LLC and said David P. Webber and Kenneth Ryan Meadows acknowledged said instrument to be the free act of deed of Medweb Holdings, LLC.

WITNESS my hand and seal, this the 9th day of December, 2025.

JENNIFER L. PENNELL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DICKSON
MY COMM. EXPIRES JUNE 23, 2026

_____
Notary Public

_____
Printed Notary Name

My commission expires: _____