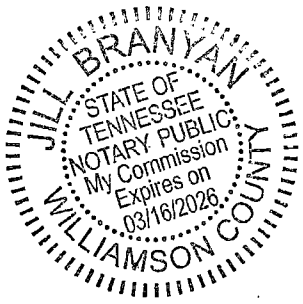
# WARRANTY DEED




STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $770,000.00

Joyce E Sampson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 16 DAY OF January, 20 26

Jill Branyan
Notary Public

MY COMMISSION EXPIRES: 03/16/26
(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
Hardeman, Montgomery & Potter, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Joyce Sampson | Churchill Mortgage Corp | |
| (NAME) | (NAME) | |
| 503-B River Rouge Dr | 1749 Mallory Lane #100 | 102 04 0P 002.00 |
| (ADDRESS) | (ADDRESS) | |
| Nashville, TN 37209 | Brentwood, TN 37027 | |
| (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, **JUSTIN VINGELIS, MARRIED**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JOYCE SAMPSON**, 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: UNMARRIED

**Land in Davidson County, Tennessee, being Unit B as shown on Exhibit "B" of the Declarations of Covenants, Conditions and Restrictions for 503 RIVER ROUGE DRIVE HOMES, a Horizontal Property Regime with Private Elements of record in Instrument No. 20230306-0015559, Register's Office to which plan reference is hereby made for a more complete and legal description.**

**Being part of the same property conveyed to Z 1, LLC, a Tennessee Limited Liability Company and 51st Avenue, LLC a Tennessee Limited Liability Company, by Warranty Deed recorded as from Engauge Properties, LLC, a Tennessee limited liability Company, of record in Instrument No. 20230306-0015558, in the Register's Office of Davidson County, Tennessee, dated February 21, 2023, and recorded on March 06, 2023.**

**Being the same property conveyed to Justin Vingelis, married, by Warranty Deed recorded as from Z1, LLC, a Tennessee Limited Liability Company and 51st Avenue, LLC a Tennessee Limited Liability Company, of record in Instrument No. 20240124-0004818, in the Register's Office of Davidson County, Tennessee, dated January 18, 2024, and recorded on January 24, 2024.**

**Natsumi Vingelis joins in this conveyance for the purpose of conveying any and all right, title and interest he/she may have, martial or otherwise.**

**This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.**

Karen Johnson Davidson County
Batch # 1371138 DEEDWARR
01/20/2026 01:28:31 PM 2 pgs
Fees: $13.00 Taxes: $2,849.00

20260120-0004419

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: JM-C-25-503B

MO2026-29

unimproved
This is improved x property, known as 503B River Rouge Dr. Nashville, TN 37209
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 my hand this 13th day of January, ~~2025~~ 2026 JV NV

JV-S
JUSTIN VINGELIS

NATSUMI VINGELIS

STATE OF Virginia
COUNTY OF Fairfax

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Justin Vingelis and Natsumi Vingelis, the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 13TH day of January, ~~2025~~ 2026 KT

Commission expires: 06-30-2027

Notary Public

KATHY JANE THOMAS
NOTARY PUBLIC
REG. #
7130486
COMMISSION
EXPIRES
06/30/2027
COMMONWEALTH OF VIRGINIA

MO2026-29