Karen Johnson
Batch # 1375446
02/03/2026 01:40:07 PM
Fees: $13.00 Taxes: $666.00

Davidson County
DEEDWARR
2 pgs

20260203-0007482

Warranty Deed

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $180,000.00.

Affiant

Subscribed and sworn to before me this the 28th day of January, 2026.

Notary Public

My commission expires: 05/09/28

DANA DELWORTH
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-09-2028

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Nashwood Real Estate Inc.	New Owner(s)	069-07-0-013.00
8200 Old Harding Pike		
Nashville, TN 37221		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **RJX PARTNERS, LLC, A DELAWARE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **NASHWOOD REAL ESTATE INC.**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being part of Lot No. 11 on the Plan of the Partition of the Elias Simpkins Estate, as of record in Plan Book 2, page 65, Chancery Court at Nashville, and a strip of land East of same, described together as follows:

Beginning on the Easterly margin of the Hydes Ferry Pike or State Highway No. 12, at a point 5.8 feet North of the Southerly line of the property conveyed to Estelle E. Bess by deed from Henry Jones and wife, of record in Book 1295, page 294, Register's Office for said County, being the most Westerly corner of the property conveyed to Luther Whitfield and wife, by deed from J. G. Jackson and wife, of record in Book 2696, page 10, said Register's Office; thence with the line of said Whitfield property, North 42 degrees 45 minutes East, 143.4 feet to an iron pin; thence North 38 degrees 45 minutes West, 151.6 feet to an iron pin; thence South 42 degrees 45 minutes West, 19.5 feet to an iron pin, a corner of the property conveyed to Lewis J. Daniels and wife by deed from John G. Glaus and wife, of record in Book 2644, page 381, said Register's Office, continuing in the same direction and with the Southeasterly line of said Daniels property, 135 feet, more or less, in all 154 1/2 feet more or less, to the Easterly margin of said Hydes Ferry Pike or State Highway No. 12; thence with same, Southeastwardly 157.9 feet to beginning.

Being the same property conveyed to Leroy Curtis and wife, Charlene Curtis by Warranty Deed from Estelle E. Bess of record in Book 2699, page 250, Register's Office for Davidson County, Tennessee, dated October 3, 1957 and recorded on October 08, 1957.

Said Leroy Curtis having deceased on or about October 7, 2021, vesting Charlene Curtis as surviving tenant.

Said Charlene Curtis having deceased on or about May 13, 2023. Probate of record in Case No. 23P1145, Probate Court for Davidson County, Tennessee, devised property to Nora Trice, Forrest S. Jolley, Henry Jolley, Georgia aka Georgie Saunders and Gracie Jolly. Said Henry Jolly having deceased on or about October 21, 2021. Said Gracie Jolly having deceased on or about October 25, 2021. Said Georgia aka Georgia Saunders having deceased on or about February 12, 2022.

Being the same property conveyed to RJX Partners, LLC by Warranty Deed from Nora Trice and Forrest S Jolley of record in Instrument No. 20240508-0034052 Register's Office for Davidson County, Tennessee, dated May 2, 2024 and recorded on May 8, 2024.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien due and payable but not yet delinquent.

The address of the herein described property is believed to be 4212 Ashland City Highway, Nashville, TN 37218, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

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

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 28th day of January, 2026.

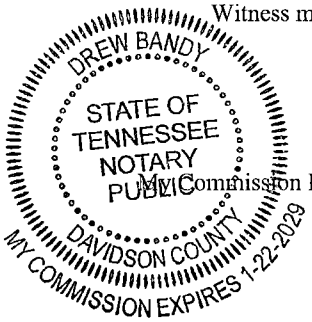
RJX Partners, LLC, a Delaware Limited Liability Company

By: _____
Steven T. Morris, Authorized Agent

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Steven T. Morris, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the Authorized Agent of RJX Partners, LLC, a Delaware Limited Liability Company, and that he/she, acting in such capacity, and authorized so to do, executed the foregoing instrument on behalf of said company for the purposes therein contained.

Witness my hand and seal this 28th day of January, 2026.



_____
Notary Public

My Commission Expires: 1·22·29