Karen Johnson Davidson County
Batch# 1380498 DEEDWARR
02/12/2026 04:07:30 PM 3 pgs
Fees: $18.00 Taxes: $3,072.85
20260212-0011425

Warranty Deed

Please Return to:

Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $830,500.00.

Affiant

Subscribed and sworn to before me this the 9th day of February, 2026.

Notary Public

My commission expires:

PAMELA AUTRY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 12-27-2027

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:
Quixote House, LLC	New Owner(s)	083-09-0-164.00
1302 Woodland St.	**1408 Woodland St.**	
Nashville, TN 37206	**Nashville, TN 37206**	

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, **BARRY L. NELSON, A MARRIED MAN, AND BRYSON R. NELSON, A MARRIED MAN**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **QUIXOTE HOUSE, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, 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:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Being part of Lots No. 2 and 3, on the plan of E.S. Priest's Subdivision of 3.A. 8.P. Edgefield Plan of record in Plat Book 161, Page 43, in the Register's Office of Davidson County, Tennessee.

Beginning at a point on the Southerly margin of Woodland Street, formerly Lindsley Avenue, 50.5 feet Easterly from 13th Street, the Northeast corner of Lot No. 1 in said subdivision; thence Southwardly with the dividing line between Lot Nos. 1 and 2,186 feet 8-1/2 inches to an alley; thence Eastwardly with said alley, 53.0 feet; thence in a Northerly direction crossing the dividing line between said Lot Nos. 2 and 3 at a point 53.0 feet from Woodland Street, in all 193 feet 5-1/2 inches, more or less, to Woodland Street; thence Westwardly with Woodland Street, 49.5 feet to the beginning.

Being the same property conveyed to Trisha Cruz, An Unmarried Woman by Warranty Deed from Michelle L. Spezia and Jacob Thomas Murry, Wife and Husband of record in Instrument No. 20210304-0028706 Register's Office for Davidson County, Tennessee, dated February 26, 2021 and recorded on March 04, 2021.

Being the same property conveyed to Trisha Cruz, Trustee of The Trisha Cruz Living Trust Dated September 18, 2023 by Quit Claim Deed from Trisha Cruz, An Unmarried

Woman of record in Instrument No. 20231004-0078305 Register's Office for Davidson County, Tennessee, dated October 04, 2023 and recorded on October 04, 2023.

Being the same property conveyed to Barry L. Nelson, a married man and Bryson R. Nelson, a married man, as joint tenants with rights of survivorship by Warranty Deed from Trisha Cruz, Trustee of Trisha Cruz Living Trust dated September 18, 2023 of record in Instrument No. 20240520-0037395 Register's Office for Davidson County, Tennessee, dated May 20, 2024 and recorded on May 20, 2024.

Barry L. Nelson warrants that he has never lived in the subject property as a married person and that the subject property is not subject to any homestead, dower or other marital rights or interests as contemplated by T.C.A. 26-2-301 or other similar statute therein.

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 1302 Woodland Street, Nashville, TN 37206, 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 9th day of February, 2026.

Barry L. Nelson

STATE OF CALIFORNIA
COUNTY OF ELDORADO

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Barry L. Nelson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 5th day of February, 2026.

JODY SOTO
Notary Public - California
El Dorado County
Commission # 2508181
My Comm. Expires Jan 25, 2029

Jody Soto
Notary Public

My Commission Expires: 01-25-29

Bryson R. Nelson

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 Bryson R. Nelson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 9th day of February, 2026.

Notary Public

My Commission Expires: _____

KRISTIAN BOOTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-8-2028

Bethany Nelson, spouse of Bryson R. Nelson, joins in the execution of this instrument for the purpose of consenting to the transaction and waiving any right, claim or interest of every kind, character and description she might have in said property, or may hereafter acquire, including but not limited to homestead, equity of redemption, any interest in the real property as all or part of an elective share of a surviving spouse, and any marital claim, interest or right that might be provided to a spouse by the laws of the State of Tennessee.

Bethany Nelson

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 Bethany Nelson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 9th day of February, 2026.

Notary Public

My Commission Expires: _____

KRISTIAN BOOTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-8-2028

Certificate of Authenticity

I, Spencer Gross, 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 February 9th, 2026.

Affiant Signature

February 9th, 2026
Date

State of Tennessee
County of Williamson
Sworn to and subscribed before me this
12th day of February, 2026.

Notary's Signature

My Commission Expires: _____
Notary's Seal (if on paper)

MARY KATHRYNE LAWSON
STATE OF TENNESSEE NOTARY PUBLIC
My Commission Expires on 05/09/2026
DAVIDSON COUNTY

202602120011425