THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 260554500

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $720,000.00.

Affiant

Subscribed and sworn to before me, this 17th day of June, 2026.

Notary Public
My Commission Expires: _____

HOLLY WHITE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES JANUARY 04, 2027

Karen Johnson
Batch # 1435794
06/18/2026 10:18:09 AM
Fees: $13.00 Taxes: $2,664.00

Davidson County
DEEDWARR
2 pgs

20260618-0055385

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
ONE ONE SEVEN, LLC 5825 Old Harding Pike Nashville, TN 37205	New Owner	Tax Parcel ID No. 129 02 0 024.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Carol L. Nestler, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **ONE ONE SEVEN, LLC, a Tennessee limited liability company**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Being Lot 871 and part of Lot 872, Plan of West Meade Farms Inc., Section 11, of record in Book 2331, Pages 102 & 103 and Amended in Book 2696, Page 570, Register's Office, Davidson County, Tennessee, and further described according to a mortgage loan inspection by Campbell Surveying Co., Inc., 2424 21st Avenue South, Suite 201, Nashville, TN 37212, License No. 665, dated 7-28-92 as follows:

Beginning at a point in the westerly margin of Rolling Fork Drive at the common front corner of Lot Nos. 872 and 871 (erroneously identified at Lot 872 in prior conveyance); thence westwardly with the line between said 2 lots, 94.8 feet to a point; thence southwardly with Lot 872, 4 feet to a point; thence westwardly along a line parallel to and 4 feet southerly from the dividing line between said Lots Nos. 871 and 872, 123.3 feet to a point; thence northwardly 4 feet to the line between said Lot Nos. 871 and 872; thence westwardly with the line between said Lot Nos. 871 and 872, 341.9 feet to the southwesterly corner of Lot No. 871; thence northwestwardly along the rear of line Lot No. 871, 49.5 feet to the northwesterly corner of Lot No. 871; thence along the northerly line of Lot No. 871 easterly 278.2 feet to a point, and continuing along said northerly line of said Lot in a easterly direction 325.3 feet to a point in the westerly margin of Rolling Fork Drive; thence southwardly along said margin of said drive, 89.2 feet to a point; thence continuing with said drive 146.2 feet to the point of beginning.

Being the same property conveyed to Carol L. Nestler, by Quitclaim Deed from Mary L. Kowalski, of record in Instrument No. 20181030-0107184, in the Register's Office of Davidson County, Tennessee, dated September 24, 2018 and recorded on September 30, 2018.

Being the same property conveyed to Mary L. Kowalski and, Carol L. Nestler, with joint tenants with rights of survivorship, by Warranty Deed from Robert F. Mason and wife, Margaret A. Mason, of record in Instrument No. 20041028-0129680, in the Register's Office of Davidson County, Tennessee, dated October 27, 2004 and recorded on October 28, 2004.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes for the year 2026 and thereafter, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of West Meade Farms Inc., Section 11, as recorded in Plat Book 2331, Page(s) 102 & 103 and as amended in Book 2696, Page 570.

Covenants, Conditions and Restrictions as set forth in Restrictions recorded in Book 2493, Page 247.

Rights of upper and lower riparian owners to the flow of the waters of the Jocelyn Hollow Branch river (or creek), free from diminution or pollution.

This is improved property located at 6510 Rolling Fork Drive Nashville TN 37205

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this 15th day of June, 2026.

Carol L. Nestler

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Carol L. Nestler, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 15th day of June, 2026.

Notary Public
My Commission Expires: _____

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES MAR 5, 2030