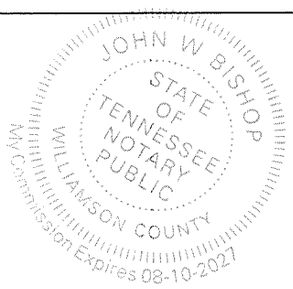
Karen Johnson Davidson County
Batch# 1452063 DEEDWARR
07/28/2026 10:19:30 AM 3 pgs
Fees: $18.00 Taxes: $2,960.00
20260728-0068458

Warranty Deed



STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $800,000.00.

Affiant

Subscribed and sworn to before me, this the 22nd day of July, 2026.

Notary Public

My commission expires:

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:
Vibes Bar & Lounge, LLC	New Owner(s)	132-15-0-022.00
114 28th Avenue North		
Nashville, TN 37203		

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, **MARGARET R. TIDWELL NKA MARGARET T. O'NEAL AND GAVIN O'NEAL, WIFE AND HUSBAND**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **VIBES BAR & LOUNGE, 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:

Land in Davidson County, Tennessee, being Lot No. 26 on the Plan of Elysian Fields, Section 2, not of record, described according to a survey made by Z. J. Wilkinson, Surveyor, August 16, 1948 as follows:

Beginning at a point on the Southerly margin of Elysian Fields Road at the Northwest corner of Lot No. 27, on said plan; thence with the line between said Lots Nos. 26 and 27, Southwardly 300 feet to a point; thence Westwardly 169.6 feet to the Southeast corner of Lot No. 25, on said plan; thence with the line between said Lots Nos. 25 and 26, Northwardly 300 feet to a point on the Southerly margin of said Road; thence with the Southerly margin of said Road, Eastwardly 120.8 feet to the beginning.

Being the same property conveyed to Margaret R. Tidwell, a single woman, and Gavin O'Neal, a single man, Tenants in Common with Rights of Survivorship by Warranty Deed from Joseph Centofonti and Katie Centofonti, both unmarried of record in Instrument No. 20200609-0058965 Register's Office for Davidson County, Tennessee, dated May 29, 2020 and recorded on June 09, 2020. Margaret R. Tidwell being now known as Margaret T. O'Neal.

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 725 Elysian Fields Road, Nashville, TN 37204, 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 22nd day of July, 2026.

Margaret T. O'Neal

Margaret T. O'Neal

John Gavin O'Neal

Gavin O'Neal

STATE OF Texas
COUNTY OF Brazoria

Personally appeared by audio-video communication before me, the undersigned, a Notary Public in and for the County and State, the within named Margaret T. O'Neal and Gavin O'Neal, 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 22nd day of July, 2026.

Marie Ward

Notary Public

My Commission Expires: 10/24/2027

NOTARY PUBLIC STATE OF TEXAS

Marie Ward

ID NUMBER
132923949
COMMISSION EXPIRES
October 24, 2027

True Copy Certification

I, **Tammy Carney,** 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 this the 22 day of July, 2026.

Affiant Signature
Date 7.22.26

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 22 day of July, 2026.

Notary's Signature
MY COMMISSION EXPIRES: _____

JOHN W BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 08-10-2027