Karen Johnson
Batch # 1452541
07/29/2026 01:38:00 PM
Fees: $13.00 Taxes: $471.75

Davidson County
DEEDWARR
2 pgs

20260729-0069850

Warranty Deed

127,500.00

	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is ~~$127,500.00~~ Affiant Subscribed and sworn to before me this the 27th day of July, 2026. Notary Public My commission expires:

STATE OF TENNESSEE NOTARY PUBLIC My Commission Expires on 05/12/2030 DAVIDSON COUNTY

Return to: **Rudy Title and Escrow, LLC** **2012 21st Avenue South** **Nashville, TN 37212** **FILE #: M-21-26-2236**	**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: Nashwood Real Estate, Inc.	Send Tax Bills To: New Owner(s)	Map/Parcel Numbers: 071-01-0-195.00
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, A TENNESSEE CORPORATION.**, 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. 3, on the Final Subdivision Plat of 411 W. Trinity Lane, of record in Instrument No. 20211210-0164018, Register's Office of Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being a portion of the same property conveyed to RJX Partners, LLC, a Delaware Limited Liability Company by Warranty Deed from 4021 CP, GP, a Tennessee General Partnership of record in Instrument No. 20231103-0086343 Register's Office for Davidson County, Tennessee, dated October 31, 2023 and recorded on November 03, 2023.

The address of the herein described property is believed to be 2236 Monticello Dr, Nashville, TN 37207, 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.

This conveyance is subject to all restrictions, easements and planning documents of record, and taxes for the year 2026 and subsequent years;
All matters shown on the Plan of record as Instrument Number 20211210-0164018 and Instrument No. 20121003-0090663 and Instrument No. 20100820-0065994, Register's Office of Davidson County, Tennessee;
Covenants, Conditions and Restrictions of record in Instrument Number 20110816-0063234, Register's Office for Davidson County, Tennessee;

Easements in Favor of to Metropolitan Government of Nashville and Davidson County, Tennessee of record in Book 6280, Page 13 and Book 10316, page 613, in the Register's Office for Davidson County, Tennessee;
Inspection and Maintenance Agreement of record in Instrument Number 20091022-0097506, in the Register's Office for Davidson County, Tennessee;
Memorandum of Option for Utility Easement recorded in Instrument No. 20220825-0096229, Register's Office of Davidson County, Tennessee.

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 27th day of July, 2026.

RJX Partners, LLC, a Delaware Limited Liability Company

By: _____
Joshua McDonald, Authorized Member

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 Joshua McDonald, Authorized Member, 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 Member 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 27th day of July, 2026.

DREW BANDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-22-2029

_____
Notary Public

My Commission Expires: 1·22·29