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

CRT File No. 260855539

Karen Johnson Davidson County
Batch# 1468900 DEEDWARR
09/04/2026 01:19:30 PM 3 pgs
Fees: $18.00 Taxes: $3,496.50
20260904-0082593

STATE OF TENNESSEE)
COUNTY OF ~~DAVIDSON~~ Wilson)

The actual consideration or value, whichever is greater, for this transfer is: $945,000.00.

Affiant

Subscribed and sworn to before me, this 31st day of August, 2026.

Notary Public
My Commission Expires:

MORGAN O'NEILL
TENNESSEE NOTARY PUBLIC
My Comm Exp. April 1, 2030
COUNTY OF WILSON

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
MIA23BNA, LLC 1113-Biltmore Drive, Unit B Nashville TN 37204	New Owner	Tax Parcel ID No. 131-12-0F-002.00 CO

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, **Barbara J. Meador, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **MIA23BNA, LLC**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit "B" on the plan of Biltmore Townhomes, as shown on Exhibit "B" to the Declaration of Covenants, Conditions and Restrictions of Biltmore Townhomes, a Horizontal Property Regime with Private Elements of record in Instrument No. 20041230-0154867, Register's Office for Davidson County, Tennessee , to which plan reference is made for a more complete and accurate description thereof.

Being the same property conveyed to PRENTICE A. MEADOR AND WIFE, BARBARA J. MEADOR, by deed from EUGENE TARJAN AND WIFE, LISA W. TARJAN, of record in Instrument No. 20070709-0081263, dated July 3, 2007, said Register's Office. PRENTICE A. MEADOR died on or about November 25, 2008, leaving BARBARA J. MEADOR as the surviving tenant by the entirety. BARBARA J. MEADOR conveyed her interest to BARBARA JEAN MEADOR, SOLE TRUSTEE OF THE PRENTICE AND BARBARA MEADOR LIVING TRUST U/A/D NOVEMBER 12, 2002, by quitclaim deed of record in Instrument No. 20181017-0102899, dated October 16, 2018, said Register's Office. BARBARA JEAN MEADOR, SOLE TRUSTEE OF THE PRENTICE AND BARBARA MEADOR LIVING TRUST U/A/D NOVEMBER 12, 2002, conveyed back to BARBARA J. MEADOR, by quitclaim deed of record in Instrument No. 20200615-0060877, dated June 8, 2020, said Register's Office.

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.

General or special taxes and assessments required to be paid in the year 2026 and subsequent years for Map-Par. 131-12-0F-002.00 CO.

Matters shown on the Plan of record in Plat Book 1130, page 103, said Register's Office.

Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record in Instrument No. 20041230-0154867 and Book 10657, Page 637, said Register's Office.

This is improved property located at 1113-Biltmore Drive, Unit B Nashville TN 37204

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 31st day of August, 2026.

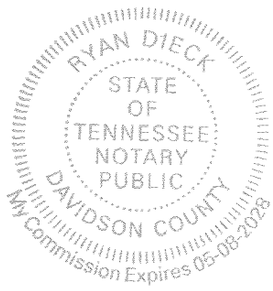
Barbara J. Meador

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

Witness my hand, at office, this 31st day of August, 2026.

Notary Public



My Commission Expires: _____

Certificate of Authenticity

I, Morgan O'Neill, do hereby make oath that I am 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 8/31/26.

Affiant Signature

8/31/26
Date

State of Tennessee
County of Wilson

Sworn to and subscribed before me this 31st day of August, 2026.

Taylor Johnson
Notary Signature
My commission expires: 5/14/2029

