Karen Johnson Davidson County
Batch# 1472426 DEEDWARR
09/14/2026 02:38:30 PM 6 pgs
Fees: $33.00 Taxes: $895.40
20260914-0085297

WARRANTY DEED

WG-C-26-1604

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $240,000.00

Justin Foster
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE ___ DAY OF AUGUST, 2026.

Notary Public

MY COMMISSION EXPIRES: 4/29/30
(AFFIX SEAL)

JENNIFER CAMPBELL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON
My Comm. Expires 4/29/2030

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
RT Dream House, LLC	**Same as New Owner**	
(NAME)	(NAME)	07109001900
(ADDRESS) 1604 Haynes Meade Cir	(ADDRESS)	
(CITY) (STATE) (ZIP) Nashville, TN 37207	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **VICTORIA A. JOHNSON AND JOHN J. JAMES,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **RT DREAM HOUSE, LLC,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

****This Instrument was prepared with information supplied. No title examination was performed to validate the accuracy of title and the preparer does not accept any liability for this Instrument.****

See Exhibit A

This conveyance is subject to:
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1604 Haynes Meade Circle, Nashville, Tennessee 37207**.

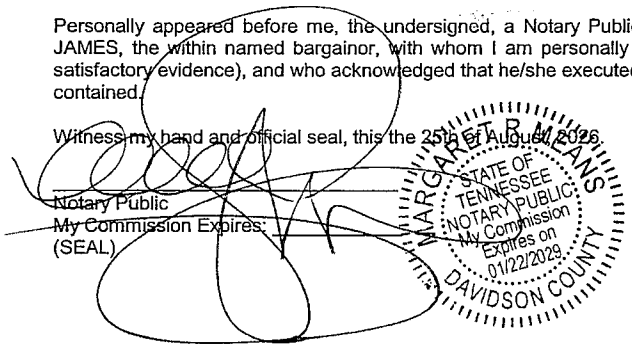
TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

John J. James

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal, this the 25th of August, 2026.



Notary Public
My Commission Expires:
(SEAL)

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

Witness my/our hand(s) this the 25 DAY OF AUGUST, 2026.

Victoria Anita Johnson

Victoria A. Johnson

STATE OF NEW YORK
COUNTY OF CLINTON

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

Witness my hand and official seal, this the 25th of August, 2026.

Notary Public
My Commission Expires: 10/25/2027
(SEAL)

Notarized online using audio-video communication technology

Gabriel Robert Lutz
Online Notary Public
State of New York
Clinton County
Commission #: 01LU0014861
Commission Expires: 10/25/2027

LEGAL DESCRIPTION

(Exhibit A)

Order Number: 26NT01378 Tax ID:07109001900

Land in Davidson County, Tennessee, being Lot No. 19 on the Plan of Section II, Haynes Meade Subdivision, as of record in Book 2854, Page 136, Register's Office for said County.

Said Lot No. 19 fronts 85 feet on the southwesterly side of Haynes Meade Circle and runs back 141.5 feet on the northerly line and 134.3 feet on the southerly line to a dead line in the rear on which it measures 85.5 feet.

Being the same property conveyed to Linda D. James from Joe N. Jones and wife, Dorothy E. Jones by Warranty Deed, dated 09/28/1999 and recorded 09/30/1999 of record in Book 11681 Page 483 in the Register's Office for Davidson County, Tennessee.

The said Linda D. James having since died intestate on March 10, 2024. Her interest in the property vested at death in her surviving heirs at law; Victoria Anita Johnson, Linda Don Johnson, and John Jay James, as evidenced by Affidavits of Heirship of record in Instrument No. 20240430-0031157 and Instrument No. 20240430-0031158, in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Victoria Anita Johnson, Linda Don Johnson, and John Jay James from Victoria Anita Johnson, and Linda Don Johnson, and John Jay James, by Quitclaim Deed dated 04/29/2024 and recorded 04/30/2024 in Instrument No. 20240430-0031159, Register's Office of said County.

Linda D. Johnson died 02/09/2026, leaving her heirs-at-law as follows, as evidenced by affidavits of heirship recorded as document no _____ AND _____, Register's office for Davidson County, Tennessee: Victoria Anita Johnson & John Jay James.

Being the same property conveyed to Victoria Anita Johnson and John Jay James, as tenants in common with rights of survivorship by QuitClaim Deed from Victoria Anita Johnson and John Jay James as recorded 08/05/2026 in Book N/A at Page N/A as Document 20260805-0071950 in the Register's Office for Davidson County, Tennessee

Being the same property conveyed to RT Dream House LLC by Warranty Deed from Victoria Anita Johnson and John Jay James as recorded _____ in Book _____ at Page _____ as Document _____ In Register's Office of Davidson County.

This is an improved property commonly known as: 1604 Haynes Meade Circle, Nashville, TN 37207-4916

Commonly known as: 1604 Haynes Meade Cir, Nashville, TN 37207-4916

Tennessee Certification of Electronic Document

I, Justin Foster 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 8-25-26 (date of document).

Affiant Signature

8-25-26
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 25 of Aug, 26.

(SEAL)



Marcia Escobar
Notary's Signature
My Commission Expires: 10-25-2027