Karen Johnson Davidson County
Batch# 1478222 DEEDWARR
09/28/2026 10:59:30 AM 3 pgs
Fees: $18.00 Taxes: $2,849.00
20260928-0089498

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 260855582**	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is: $770,000.00. Affiant Subscribed and sworn to before me, this 25th day of September, 2026. Notary Public My Commission Expires:

ELIZABETH G COOPER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
My Commission Expires 02-26-2029

WARRANTY DEED

Address New Owner: Jack Gallop and Nancy Lin 1201 Meridian Street Nashville TN 37207	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 071-15-0-403.00

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, **1201 Meridian Street, LLC, a Tennessee Limited Liability Company** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Jack Gallop, a single man and Nancy Lin, a single woman, as joint tenants with right of survivorship**, ("Grantees"), their 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 Lot(s) 1, as shown on the map entitled Crutchers Subdivision of part of Lucy H. Lindsley property, of record in Plat Book 161, page 129, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to 1201 MERIDIAN ST LLC, A TENNESSEE LIMITED LIABILITY COMPANY, by deed from JONATHAN M. GLEATON AND AMANDA S. GLEATON, HUSBAND AND WIFE, of record in Instrument No. 20210924-0128697, dated September 23, 2021, 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. 071-15-0-403.00.

Matters shown on the Plan of record in Plat Book 161, page 129, said Register's Office.

This is improved property located at 1201 Meridian Street Nashville TN 37207

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 25th day of September, 2026.

1201 Meridian Street, LLC

By: Jonathan M. Gleaton, Member

By: Amanda S. Gleaton, Member

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, of the State and County aforesaid, personally appeared Jonathan M. Gleaton and Amanda S. Gleaton, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged themselves to be the Members (or other officer authorized to execute the instrument) of 1201 Meridian Stree, LLC, a Tennessee Limited Liability Company, the within named bargainor, and that they as such authorized members has executed the foregoing instrument for the purposes therein contained, by signing the name of the company by themselves as such aforesaid authorized members.

Witness my hand, at office, this 25th day of September, 2026.

Notary Public

My Commission Expires: _____

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

Certificate of Authenticity

I, Ryan Lux, 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 **September 25, 2026**.

Date

Affiant Signature

09/25/2026
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **25th** day of **September**, 20**26**.

Notary's Signature

My Commission Expires: _____
Date

Notary's Seal (if on paper)

ELIZABETH G COOPER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
My Commission Expires 02-26-2029