Karen Johnson Davidson County
Batch# 1484012 DEEDWARR
10/15/2026 09:08:30 AM 3 pgs
Fees: $18.00 Taxes: $3,646.35
20261015-0094579

Warranty Deed

	STATE OF TENNESSEE COUNTY OF ~~DAVIDSON~~ Williamson The actual consideration or value, whichever is greater, for this transfer is $985,500.00. Affiant Subscribed and sworn to before me, this the 14th day of October, 2026. Notary Public My commission expires:

KELSEY L CROOM
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 08-22-2030

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:
Emily Lubow and Gabriel Murray Lubow	New owner	083-11-0Y-002.00-CO
605-B Shady Lane		
Nashville, TN 37206		

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, **1021 MEADOWBROOK, LLC, A COLORADO LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **EMILY LUBOW AND GABRIEL MURRAY LUBOW, WIFE AND HUSBAND,** 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 Unit No. 605B on the Plan of The Homes at 605 Shady Lane, a Horizontal Property Regime with Private Elements of record in Exhibit "B" in the Declaration of Covenants, Conditions and Restriction at Instrument No. 20250501-0033862, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being a portion of the same property conveyed to John D. Madole and wife, Teresa Madole by Warranty Deed from Callie Harris, a married woman of record in Instrument No. 20030113-0004973 Register's Office for Davidson County, Tennessee, dated July 26, 2002 and recorded on January 13, 2003.

Being a portion of the same property conveyed to Madole Realty, LLC by Quitclaim Deed from John D. Madole and wife, Teresa Madole of record in Instrument No. 20071217-0144853 Register's Office for Davidson County, Tennessee, dated December 17, 2007 and recorded on December 17, 2007.

Being a portion of the same property conveyed to 1021 Meadowbrook, LLC, a Colorado Limited Liability Company by Warranty Deed from Madole Realty LLC, a Tennessee Limited Liability Company of record in Instrument No. 20250320-0020256 Register's Office for Davidson County, Tennessee, dated March 14, 2025 and recorded on March 20, 2025.

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 605-B Shady Lane, Nashville, TN 37206, 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 14th day of October, 2026.

1021 Meadowbrook, LLC, a Colorado Limited Liability Company

By: _____
Jerre L. ("Jay") Brannen, Jr., Manager

STATE OF COLORADO
COUNTY OF LARIMER

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Jerre L. ("Jay") Brannen, Jr., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Manager of 1021 Meadowbrook, LLC, a Colorado Limited Liability Company, and that he, 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 13th day of October, 2026.

_____
Notary Public

My Commission Expires: 10/7/28

LISA JOYCE WEEKS
Notary Public
State of Colorado
Notary ID # 20164038447
My Commission Expires 10-07-2028

Certificate of Authenticity

I, Kathleen Hale McClellan, 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 October 13, 2026.

Date

Affiant Signature

10/14/2026

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 14 day of October, 2026.

Notary's Signature

My Commission Expires: _____

Date

Notary's Seal

