Karen Johnson Davidson County
Batch# 975012 DEEDWARR
02/28/2023 12:01:30 PM 3 pgs
Fees: $18.00 Taxes: $875.05
20230228-0014163

STATE OF TENNESSEE
COUNTY OF WILSON
THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $236,500.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 23rd day of February, 2023.

NOTARY PUBLIC

My commission expires: 5-31-24

MORGAN O'NEILL
STATE OF TENNESSEE
NOTARY PUBLIC
WILSON COUNTY

THIS INSTRUMENT PREPARED BY & RETURN TO:
Birthright Title, LLC
2800 N. Mt. Juliet Road
Mt. Juliet, TN 37122

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
Atul Kapadia and Dharini Kapadia	SAME AS NEW OWNER	108-08-0A-006.00 CO
(NAME)	(NAME)	
1125 Safety Harbor Cove		
(ADDRESS)	(ADDRESS)	
Old Hickory, TN 37138		

Warranty Deed

For and in Consideration of the sum of $10.00 cash in hand paid by the hereinafter named grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we **Jack K. Byrd, III,** hereinafter called the **GRANTOR(S)**, have/has bargained and sold, and by these presents do transfer and convey unto **Atul Kapadia and Dharini Kapadia, husband and wife**, hereinafter called the **GRANTEE(S)**, his/her/their successors and assigns, a certain tract or parcel of land, situated in Davidson County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit No. 6, on the Condominium Site Plan, Section One, Quail Valley, of record in Book 5200, page 394, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description, together with the appurtenant interest in the common elements of Quail Valley Phase I Condominiums, a horizontal property regime established by Master Deed of record in Book 5851, page 779, as amended in Book 5884, page 534, and in Book 6081, page 130, Register's Office.

Being the same property conveyed to JAMES R. MILLS, SUCCESSOR TRUSTEE OF THE JACK K. BYRD, JR. TRUST FBO TREY, by deed from FRED SPARLING. of record as Instrument No. 20210615-0080439, dated June 14, 2021, and corrected as Instrument No.202302280014161said Register's Office. See Certificaton of Trust of record in Instrument No. _202302280014160__, said Register's Office.

Being the same property conveyed to Jack R. Byrd, III by deed from JAMES R. MILLS, SUCCESSOR TRUSTEE OF THE JACK K. BYRD, JR. FAMILY TRUST FBO JACK K. BYRD, III "TREY" of record in Instrument No.202302280014162 said Register's Office.

This property is not a marital residence and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. 26-2-307 or other similar statute.

This property is __unimproved _X_improved property known as: 3165 Trails End Lane, Nashville, TN 37214.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, his heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

This conveyance is made subject to any and all easements and rights-of-way, public and private, as may be shown of record in the Register's Office for Davidson County, Tennessee, as well as those found upon inspection of the premises. This conveyance is further made subject to any and all matters shown on the plat of record in the office of the Register of Deeds where the real property is situated.

Witness our hands this 23rd day of February, 2023.

Jack K. Byrd, III

STATE OF TENNESSEE
COUNTY OF WILSON

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

Witness my hand and official seal, this the 23rd day of February, 2023.

Notary Public
My Commission Expires:

MORGAN O'NEILL
STATE OF TENNESSEE NOTARY PUBLIC
My Commission Expires May 31, 2026
WILSON COUNTY

Certificate of Authenticity

I, Celia Stewart-Rouse, 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 2/23/23.

Date

Celia Stewart Rouse

Affiant Signature

2/23/23

Date

State of Tennessee

County of Wilson

Sworn to and subscribed before me this 23rd day of February, 2023.

Notary's Signature

My Commission Expires: 4/22/23

Date

Notary's Seal

TAMMY DUNCAN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

202302280014163