Prepared by
Record and Return To
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd , Suite 130
Nashville, TN 37215

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $2,850,000 00

Affiant

Subscribed and sworn to before me, this 19th day of May, 2023

Notary Public

My commission expires _____

SEZEN YILMAZ
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 08, 2025

(Notary Stamp)

THIS INSTRUMENT PREPARED BY
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, TN 37027

Karen Johnson Davidson County
Batch# 1006197 **DEEDWARR**
05/22/2023 01 46 01 PM 2 pgs
Fees $13 00 Taxes $10,545 00

20230522-0038441

WARRANTY DEED

Address of New Owner(s) as follows	Send Tax Bills To	Map-Parcel Numbers
Michael Bird and Nicole Bird	**New Owner**	**130-12-0A-038.00CO**
19 Inveraray		
Nashville, TN 37215		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Hammond & Brandt Builders LLC, a Tennessee Limited Liability Company

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Michael Bird and Nicole Bird, husband and wife

HEREINAFTER CALLED THE GRANTEES, 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 Lot No 38 on the Plan of Northumberland of record in Book 6250, Pages 128 and 129 and as amended by Surveyor's Certificate of Correction in Book 6386, Page 194, 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 the same property conveyed to Hammond & Brandt Builders, LLC, a Tennessee Limited Liability Company, by Warranty Deed from Anchored Capital LLC, a Tennessee Limited Liability Company, dated March 31, 2022, of record in Instrument No 20220406-0039891, Register's Office for Davidson County, Tennessee

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING

a The current year's property taxes have been prorated and paid or are assumed by the Grantee Subsequent taxes are assumed by the Grantees

b This Property is Subject to all Notes, Restriction, Easements, Right of Ways, Setbacks and all Matters shown on the Plan of record in Plat Book 6250, Pages 128 and 129, corrected in Book 6386, Page 194, Register's Office for Davidson County, Tennessee Restrictive covenants contained in an instrument of record in Book 6377, Page 18, amended in Book 6545, Page 799, Book 8990, Page 50, Book 11298, Page 935, amended and restated in Instrument No 20010629-0068967 and amended in Instrument No 20180927-0095915 and Instrument No 20220209-0015206, Register's Office for Davidson County, Tennessee By Laws of record in Book 6377, Page 33, amended in Book 6545, Page 815, Book 7663, Page 468 and Book 8919, Page 45, Register's Office for Davidson County, Tennessee Easements retained in deed of record in Book 6628, Page 547, in the Register's Office for Davidson County, Tennessee Sanitary Sewer Easement of record in Book 6434, Page 786, Book 6548, Page 98, Book 6581, Page 77, Book 6581, Page 80 and Book 6932, Page 89, in the Register's Office for Davidson County, Tennessee Water Main Easement of record in Book 6434, Page 786 and Book 6932, Page 133, in the Register's Office for Davidson County, Tennessee Charter for Homeowners Association of record in Book 6493, Page 884, Book 7545, Page 405 and Book 7841, Page 73, in the Register's Office for Davidson County, Tennessee Easement to Electric Power Board of Nashville of record in Book 2296, Page 303, in the Register's Office for Davidson County, Tennessee Easement to Nashville Suburban Utility District of record in Book 1181, Page 486, in the Register's Office for Davidson County, Tennessee Water Line Easement of

record in Book 1108, Page 379, in the Register's Office for Davidson County, Tennessee Subject to rights of others in and to common areas/elements Subject to lien for special assessment contained in DCCR's/Master Deed Subject to HOA dues- if any

c All other easements and restrictions of record

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record

This is improved property known as 19 Inveraray, Nashville, TN 37215

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES 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 GRANTEES, 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

Witness my/our hand(s) this 19th day of May, 2023

Hammond & Brandt Builders LLC, a Tennessee Limited Liability Company

By _____
M Paul Hammond, Jr., Member

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, of the state and county mentioned, personally appeared M Paul Hammond, Jr , Member of Hammond & Brandt Builders LLC, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be Member of Hammond & Brandt Builders LLC, the within named bargainor, a Limited Liability Company, and that such M Paul Hammond, Jr , Member of Hammond & Brandt Builders LLC as such Member, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as Member

Witness my hand and seal, this 18 day of May, 2023

_____
Notary Signature
My commission expires: 11-5-2024

A SCOTT HUBBARD
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

File #: 23-94
RECORD & RETURN TO
McCANN & HUBBARD
1804 WILLIAMSON COURT, SUITE 201
BRENTWOOD, TN 37027