WARRANTY DEED

Karen Johnson Davidson County
Batch# 1032359 DEEDWARR
07/31/2023 10:01:52 AM 2 pgs
Fees: $13.00 Taxes: $536.50

20230731-0058704

JUDITH C. JACOBS NOTARY PUBLIC STATE OF TENNESSEE RUTHERFORD COUNTY

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $145,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th day of July, 2023

Notary Public

MY COMMISSION EXPIRES: 4-16-23

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Lighthouse Title and Escrow, 301 S. Perimeter Park Drive, Suite 125, Nashville, TN 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Nicole Lynam Bird Michael John Bird	Nicole Lynam Bird	119050404 00
(NAME)	(NAME)	
236 Whitsett Road	236 Whitsett Road	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37210	Nashville, TN 37210	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, , **Amber McEachron, a married woman** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Nicole Lynam Bird and Michael John Bird, wife and husband** 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. 21, Block 1, on the Map of the subdivision of part of Cumberland Nurseries, or record Book 161, page 35, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Amber McEachron by Quitclaim Deed Michael A. Green, dated February 6, 2020 and filed for record as Instrument No. 20200207-0014524 and by Quitclaim Deed from Barry Gregory, dated July 7, 2016 and filed for record as Instrument No. 20160708-0069916 and by Quitclaim Deed from Amber McEachron dated October 8, 2020 and filed for record as Instrument No. 20201008-0117252 in the Register's Office for Davidson County, Tennessee

unimproved ☐

This is improved ☑ property, known as 236 Whitsett Road, Nashville, TN 37210
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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, their heirs and assigns forever; and we do covenant with 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 hands this 28th day of July, 2023.

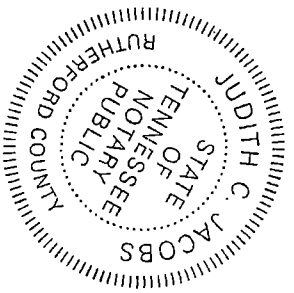
Amber McEachron

State of Tennessee
County of Davidson

Personally appeared before me Amber McEachron, with whom I am personally acquainted, and who acknowledged that she executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 28th day of July, 2023.

Notary Public Judy Jacobs
My Commission Expires: 9-16-23



File No.: 202307007