THIS INSTRUMENT PREPARED BY:
Dupuy Law Group
266 Main St., Suite 16
Medfield, MA 02052

Karen Johnson Davidson County
Batch# 1069947 DEEDWARR
11/09/2023 10:31:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20231109-0087609

WARRANTY DEED

Address of New Owner:	Send Tax Bills to:	Tax Information:
Mark R. Byrnes and Kathryn Gingerich Byrnes, Trustees of the Byrnes Gingerich Realty Trust 51 Currycomb Cir. West Barnstable, MA 02668	New Owner	Tax Parcel ID No.: 103-02-0-046.00

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, **MARK R. BYRNES** and **KATHRYN BYRNES**, also known as **KATHRYN GINGERICH BYRNES**, husband and wife, ("Grantors") have this day bargained and sold, and do hereby transfer and convey to **MARK R. BYRNES** and **KATHRYN GINGERICH BYRNES**, Trustees of the **BYRNES GINGERICH REALTY TRUST** u/d/t dated October 5, 2023, a revocable trust, ("Grantees"), its 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 described as follows: Part of Lot No. 20 on the Map of CC Vernon Farm of record in Book 161, Page 164, Register's Office for said County, described as follows: Beginning at a point in the Westerly margin of Orlando Avenue 575 feet South from Lenox Avenue; continuing with said avenue S 10 degrees E 31 feet to a point, and S 10 degrees W 19 feet to a point, in all 50 feet to a point, being the Northeast corner of the property conveyed to LC Watson by deed of record in Book 1085, Page 593, Register's Office for said County; thence with Watson's Northerly line Westerly 153.5 feet, more or less to a point; thence N 4 ¼ (erroneously referred to as 4 ½ in the vesting deed) degrees E50 feet to a point; thence Easterly 150 feet to the beginning.

Being the same property conveyed to Mark R. Byrnes and Kathryn Byrnes, husband and wife by Warranty Deed from Justin B. Luffman and Mary Frances Luffman, Husband and Wife, recorded on the 7th day of May 2015 in Instrument No. 20150507-0041726, in the Register's Office of Davidson County, Tennessee.

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.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.

Restrictions, dedication, conditions, reservations, easements and other matters shown on the plat of MAP OF CC VERNON FARM, as recorded in Plat Book 161, Page(s) 164.

Covenants, conditions, restrictions, easements or servitudes, if any, appearing in the public records.

Restrictive Covenant for Detached Structure recorded at Instrument No. 20030214-0020214.

This is improved property located at 225 Orlando Ave Nashville TN 37209

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 is lawfully seized and possessed of said real estate in fee simple, as a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements or 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, Grantors have executed as a sealed instrument this 8th day of November 2023.

MARK R. BYRNES, Grantor

KATHRYN GINGERICH BYRNES, Grantor

COMMONWEALTH OF MASSACHUSETTS)
) **ss.**
COUNTY OF NORFOLK)

On this 8th day of November 2023, before me, the undersigned notary public, personally appeared MARK R. BYRNES. and KATHRYN GINGERICH BYRNES, who proved to me through satisfactory evidence of identification, which were valid Massachusetts driver's licenses, to be the persons whose names are signed to the preceding instrument and acknowledged to me that they signed it voluntarily for its stated purposes.

WITNESS my signature and official seal.

[*SEAL*]

LINDSAY L. DUPUY
MY COMMISSION EXPIRES
APRIL 27, 2029
NOTARY PUBLIC
COMMONWEALTH OF
MASSACHUSETTS

Lindsay L. Dupuy, Esq., Notary Public
My commission expires: April 27, 2029

Tennessee Certification of Electronic Document

I, Lindsay Dupuy, 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 11/8/23 (date of document).

Affiant Signature

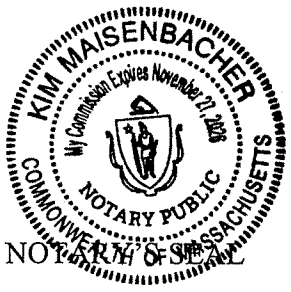
11/8/23
Date

State of Massachusetts

County of Norfolk

Sworn to and subscribed before me this 8th day of November, 2023.

Notary's Signature



NOTARY SEAL

MY COMMISSION EXPIRES: NOV. 27, 2026