Karen Johnson Davidson County
Batch# 1073286 DEEDWARR
11/17/2023 03:42:30 PM 3 pgs
Fees: $18.00 Taxes: $2,356.90
20231117-0089948

THIS INSTRUMENT WAS PREPARED BY **Harpeth Escrow, LLC** **117 Saundersville Road, Ste. 201** **Hendersonville, TN 37075**	**STATE OF Tennessee** **COUNTY OF Davidson** The actual consideration or value, whichever is greater, for this transfer is **$637,000.00**. Affy Wudtke **Affiant** Subscribed and sworn to before me, this **17th day of November, 2023.** Claire H. Jenkins **Notary Public** **My commission expires:** 7/19/27

CLAIRE H. JENKINS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Joshua Byrd and Natalia Byrd **1013 Nunnery Lane** **Nashville, TN 37221**	FirstBank 722 Columbia Ave Franklin, TN 37064	**141 05 0A 049.00** Account No.

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantee and other good and valuable consideration accepted as cash, the receipt and sufficiency of which is hereby acknowledged, **Alva V. Owens and Kristopher L. Owens, wife and husband**, Grantor(s), has this day bargained and sold, and does hereby transfer and convey unto the said, **Joshua Byrd and Natalia Byrd, a husband and wife**, Grantee(s) herein, its successors and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, TN being Lot No. 49 on the Plan of Avondale Park, Phase 1, Section 1A "Cluster Lot Subdivision" of record in Instrument No. 20080226-0018937, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Alva V. Owens and Kristopher L. Owens, wife and husband, by Special Warranty Deed from NVR Inc., a Virginia Corporation T/A Fox Ridge Homes, of record in Instrument No. 20100701-0051741, in the Register's Office of Davidson County, Tennessee, dated June 29, 2010 and recorded on July 01, 2010.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (X) unimproved ( ) property known as **1013 Nunnery Lane, Nashville, TN 37221**.

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 in 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 **17th day of November, 2023.**

Alva V. Owens

Kristopher L. Owens

STATE OF TENNESSEE
COUNTY OF SUMNER

On this 17th day of November, 2023, before me personally appeared Alva V. Owens and Kristopher L. Owens, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 17th day of November, 2023.

Notary Signature
My commission expires: 11/3/25

JACQUELINE G BROWN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

HE-2023-250

Tennessee Certification of Electronic Document

I, George Mudter, 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 11/17/23 (date of document).

Affiant Signature

11/17/23
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 17 day of November, 2023.

Notary's Signature

MY COMMISSION EXPIRES: 7-7-27

NOTARY'S SEAL

