THIS INSTRUMENT WAS PREPARED BY and
PLEASE RETURN TO:

W. AARON FORTNER, PLLC
810 CRESCENT CENTRE DRIVE, SUITE 110
FRANKLIN, TENNESSEE 37067

Karen Johnson Davidson County
Batch# 1129115 DEEDWARR
04/30/2024 03:30:30 PM 3 pgs
Fees: $18.00 Taxes: $2,090.50
20240430-0031549

WARRANTY DEED

Address of New Owners:	Send Tax Bills To:	Tax ID No.:
Connor Byrd and Casey Graham Byrd 5218 Anchorage Drive Nashville, TN 37220	Legacy Home Loans, LLC dba Steadfast Mortgage 1036 Stearman Dr., Suite 6 White House, TN 37188	146-15-0-152.00

For and in consideration of the sum of Ten Dollars, cash paid in hand by the hereinafter named Grantees, and for other good and valuable consideration, the receipt of which is hereby acknowledged, I, **James T. Trone, an unmarried man**, hereinafter called the Grantor, have bargained and sold, and by these presents do hereby transfer and convey unto **Connor Byrd and Casey Graham Byrd, Husband and Wife**, hereinafter called the Grantees, their heirs and assigns, the following described Real Property in **Davidson County**, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 69 on the Plan of Haileywood Estates, Section IV, of record in Book 2330, page 59, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more particular description.

Being the same property conveyed to James T. Trone, unmarried man by deed from Eva J. Pulley as the Executrix of the Estate of Sarah Elizabeth Wheeler Lamb of record in Instrument No. 20170919-0095778, filed on 09-19-2017, Register's Office for Davidson County, Tennessee.

This is property commonly known as 5218 Anchorage Drive, Nashville, TN 37220*
*Note that a street address is not, and is not part of a legal description.

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) any building restrictions, (5) any unrecorded easements, or those imposed by operation of law, and (6) all other matters of public record.

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to the said GRANTEE, forever. GRANTOR covenants with said GRANTEE that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise set out herein. GRANTOR does further covenant and bind itself, its heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEE, its successors 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 hand, this 29th **day of April, 2024:**

James T. Trone

James T. Trone

STATE OF Tennessee

COUNTY OF Hamilton

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **James T. Trone,** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that said bargainor executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 29 day of **April, 2024:**

My Commission Expires
September 9, 2025

Notary Public

My Commission Expires: _____

LAKISHA HUGHES
STATE OF TENNESSEE NOTARY PUBLIC
HAMILTON COUNTY

STATE OF TENNESSEE

COUNTY OF Hamilton

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS **$565,000.00**:

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THIS 29 DAY OF **April, 2024:**

Notary Public

My Commission Expires: My Commission Expires September 9, 2025

LAKISHA HUGHES
STATE OF TENNESSEE NOTARY PUBLIC
HAMILTON COUNTY

TRUE COPY CERTIFICATION

I, Caitlin McKeighen, 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 April 30, 2024.

Signature
Date: April 30, 2024

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

On this 30th day of April, 2024 personally appeared before me, a notary public for the State aforesaid, Caitlin McKeighen, personally known by me or proven on the basis of satisfactory evidence, who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

My Commission Expires 05-05-2025

KELLY RAY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES MAY 5, 2025