Karen Johnson Davidson County
Batch# 1213619 DEEDWARR
12/10/2024 08:39:30 AM 4 pgs
Fees: $23.00 Taxes: $1,054.50
20241210-0095643

THIS INSTRUMENT PREPARED BY: **Mudter, Patterson & Cox PLLC** **3811 Bedford Avenue** **Suite 205** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 38390-10-2024**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $285,000.00. Affiant Subscribed and sworn to before me this 6th day of December, 2024. Notary Public My Commission Expires:

WARRANTY DEED

Address New Owner: Chad Pyburn, Davis Eugene Pyburn 3801 Elkins Avenue Nashville, TN 37209	**Send Tax Bills To:** Chad Pyburn 1024 Hickory Hollow Rd. Nashville, TN 37221	**Tax Information:** Map and Parcel No.: 09213021400

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, **Carolyn Watson James, Trustee of The Carolyn Watson James Revocable Trust, dated July 14, 2015** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Chad Pyburn, married and Davis Eugene Pyburn, married** ("Grantees"), their heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 3801 Elkins Avenue, Nashville, TN 37209.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

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, Grantor has executed this instrument on the 6th day of December, 2024.

Carolyn Watson James, Trustee

Carolyn Watson James, Trustee of The Carolyn Watson James Revocable Trust, dated July 14, 2015.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Carolyn Watson James., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged herself to be the Trustee of The Carolyn Watson James Revocable Trust, dated July 14, 2015, and as such Trustee executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 6th day of December, 2024.

Notary Public

My Commission Expires:

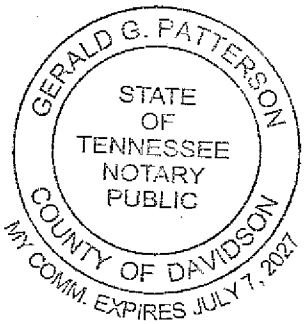


EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 1 on the Plan of Charlotte Park Company's Second Addition, Block 24, of record in Plat Book 57, Page 160, Register's Office for Davidson County, Tennessee, to which Plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Carolyn W. James and husband, Haus M. Schneider by deed dated October 15, 1993 from Henry G. Cisneros, Secretary of Housing and Urban Development, of Washington, D.C. of record in Book 9119, Page 633, Register's Office for Davidson County, Tennessee. By Quitclaim Deed dated January 27, 1997 of record in Book 10334, Page 636, Register's Office for Davidson County, Tennessee, Hans Martin Schneider conveyed his interest in subject property to Carolyn Watson James. By Quitclaim Deed dated July 14, 2015 of record in Instrument No. 20150723-0072127, Register's Office for Davidson County, Tennessee, Carolyn Watson James conveyed subject property to Carolyn Watson James and her Successors in Trust, as Trustee of The Carolyn Watson James Revocable Trust, dated July 14, 2015.

This conveyance is made subject to:

1. State and County taxes for the year 2025, a lien, but not yet due and payable.
2. All matters appearing on the Plan of record as Plat Book 57, Page 160, Register's Office for Davidson County, Tennessee.
3. Declaration of Restrictions and Covenants recorded as Instrument No. 20241202-0093578, Register's Office for Davidson County, Tennessee.

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 12/6/2024 (date of document).

Affiant Signature

12/9/2024
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 9th day of December, 2024

Notary's Signature

MY COMMISSION EXPIRES: 7-7-2027

NOTARY'S SEAL

EILEEN K. HOPKINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES JULY 7, 2027