Warranty Deed

Karen Johnson Batch # 1268459 05/05/2025 09 02 23 AM Fees $13 00 Taxes $3,552 00 20250505-0034425 Davidson County DEEDWARR 2 pgs	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $960,000.00 Affiant Subscribed and sworn to before me, this the 1st day of May, 2025 Notary Public My commission expires 4/6/28

DANA DELWORTH FINN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 05-08-2028

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: JM-P-25-7113

Address of New Owner(s) as follows	Send Tax Bills To	Map/Parcel Numbers
Larry Black, Jr. and Kaylin Black	Churchill Mortgage Corporation	155-10-0B-033.00-CO
7113 Natchez Pointe Place	1749 Mallory Lane, Ste 100	
Nashville, TN 37221	Brentwood, TN 37027	

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **STACEY ELIZABETH BYRNE AND CAMERON BYRNE, WIFE AND HUSBAND**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **LARRY BLACK, JR. AND KAYLIN BLACK, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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. 33, on the Plan of Final Plat of Natchez Pointe Cluster Lot, as shown on Plat of record in Instrument No. 20080402-0033047, Register's Office for Davidson County, reference to which is hereby made for a more complete description.

Being the same property conveyed to Stacey Elizabeth Byrne and Cameron Byrne, wife and husband by Warranty Deed from Dalamar Homes, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20190508-0042897 Register's Office for Davidson County, Tennessee, dated May 03, 2019 and recorded on May 08, 2019.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 7113 Natchez Pointe Place, Nashville, TN 37221, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 1st day of May, 2025.

Stacey Elizabeth Byrne

Cameron Byrne

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Stacey Elizabeth Byrne and Cameron Byrne, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 1st day of May, 2025.

Notary Public

My Commission Expires: 11·8·28

SENA AZIZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-8-2028