WARRANTY DEED

JM-P-25-430

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $520,000 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd DAY OF MAY, 2025

Notary Public

MY COMMISSION EXPIRES 1-22-29 (AFFIX SEAL)

ADAM H. JEFFERSON NOTARY PUBLIC TENNESSEE My Comm Exp January 22 2029 COUNTY OF DAVIDSON

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP / PARCEL NUMBER (S)
John Grady Byrne and Spencer Byrne	**Churchill Mortgage Corporation**	
(NAME)	(NAME)	
430 Broadmoor Dr	**1749 Mallory Lane**	**061-06-0-149.00**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216	**Brentwood, TN 37027**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **AMY E. WATSON, UNMARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **JOHN GRADY BYRNE, UNMARRIED, AND SPENCER BYRNE, UNMARRIED, AS TENANTS IN COMMON WITH RIGHT OF SURVIVORSHIP,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit: SB jointal

Land in Davidson County, Tennessee, being Lot No 8 on the Plan of Gra-Mar Acres, Section 14 of record in Plat Book 4300, Page 53, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Amy E. Watson by Warranty Deed from Bill Flowerree, unmarried of record in Instrument No 20160809-0082808 Register's Office for Davidson County, Tennessee, dated August 08, 2016 and recorded on August 09, 2016

This conveyance is subject to:
- Taxes for the year 2025 and subsequent years
- Plan of record in Plat Book 4300, Page 53, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 3865, Page 535, and Book 4440, Page 745, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as **430 Broadmoor Dr, Nashville, Tennessee 37216**

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), their heirs and assigns forever, and we do covenant with the said GRANTEE(S) that 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 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 GRANTEE(S), 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

Karen Johnson Davidson County
Batch # 1279352 DEEDWARR
05/29/2025 02 48 12 PM 3 pgs
Fees $18 00 Taxes $1,924 00
20250529-0042219

Witness my/our hand(s) this the 23rd DAY OF MAY, 2025.

Amy E. Watson

STATE OF New York
COUNTY OF Clinton

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, AMY E WATSON, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she executed the within instrument for the purposes therein contained

Witness my hand and official seal, this the 23rd of May, 2025.

Notary Public
My Commission Expires: 10/25/2027
(SEAL)

Notarized online using audio-video communication

Gabriel Robert Lutz
Online Notary Public
State of New York
Clinton County
Commission #: 01LU0014861
Commission Expires: 10/25/2027

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

Certificate of Authenticity

I, **John Gleaves** do hereby make oath that I am 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 May 23, 2025

Affiant Signature

May 28, 2025
Date

State of TENNESSEE

County of DAVIDSON

Sworn to and subscribed before me this 28th day of May, 2025

Notary's Signature

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

My Commission Expires 05/08/28
Date

Notary's Seal (if on paper)