THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 250551027**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is $340,000.00. Affiant Subscribed and sworn to before me, this 20th day of June, 2025. Notary Public My Commission Expires: 5-9-26

Karen Johnson Davidson County
Batch# 1288211 DEEDWARR
06/20/2025 02:26:30 PM 3 pgs
Fees: $18.00 Taxes: $1,258.00
20250620-0048591

MELISSA R SHAFFER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

WARRANTY DEED

Address New Owner: Shari Henry 4525 Skywood Lane Nashville TN 37207	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 050 07 0C 262.00

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, **Sam P. Byrnes, an unmarried man** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Shari L. Henry, an unmarried woman**, ("Grantees"), their heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit No. 262, on the plan of SKYRIDGE TOWNHOMES, a Horizontal Property Regime with Private Elements, filed as Exhibit to and established by Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20210914-0123153, amended and restated in Instrument No. 20211222-0168892, amended in Instrument No. 20220404-0038936, Instrument No. 20220419-0045110 and Instrument No. 20220509-0052784 and supplemented in Instrument No. 20230315-0018671, Register's Office for Davidson County, Tennessee, reference to which is hereby made or a more complete description.

Being the same property conveyed to Sam P. Byrnes, an unmarried man, by Special Warranty Deed from Meritage Homes of Tennessee, Inc., an Arizona corporation, of record in Instrument No. 20231113-0088207, in the Register's Office for Davidson County, Tennessee, dated November 9, 2023 and recorded on November 13, 2023.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes for the year 2025 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of P.U.D. BOUNDARY PLAT, MULBERRY DOWNS, as recorded in Plat Book 6900, Page 940.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of SKYRIDGE (FORMERLY MULBERRY DOWNS PUD NO. 88P-056G) SUBDIVISION PHASE 3, as recorded in Instrument No. 20230303-0015355.

Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20210914-0123153; as amended and restated in Instrument No. 20211222-0168892 (being amended in Instrument No. 20220404-0038936) and Instrument No. 20220419-0045110 (being amended in Instrument No. 20220509-0052784) and as supplemented in Instrument No. 20230315-0018671.

Covenants, Conditions and Restrictions as set forth in Declaration of Restrictions and Covenants for Stormwater Facilities and Systems recorded in Instrument No. 20210225-0023451.

Easement for Right of Way, recorded in Book 1939, Page 629.

Easement for Sanitary Sewers and/or Storm Drainage, recorded in Book 5666, Page 649.

Easement recorded in Book 6081, Page 368; Book 6334, Page 917; Book 6799, Page 299 and Book 9492, Page 865.

Easement for Water Mains and Appurtenances, recorded in Book 8059, Page 371.

Easement for Sanitary Sewers and/or Storm Drainage Water Mains, Pumps and Appurtenances, recorded in Instrument No. 20150908-0091194.

Common Open Space/Area in Quitclaim Deed recorded as Instrument Nos. 20211012-0136935 and 20230403-0023770.

This is improved property located at 4525 Skywood Lane Nashville TN 37207

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, 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 for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

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 this 18th day of June, 2025.

Sam P. Byrnes

STATE OF NORTH CAROLINA)
COUNTY OF Guilford)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Sam P. Byrnes, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 18th day of June, 2025.

Notary Public
My Commission Expires: 2-18-2030

J SHANE COBLE
NOTARY PUBLIC
My Commission Expires February 18, 2030
ALAMANCE COUNTY, NC

Tennessee Certification of Electronic Document

I, Ashlynn Hengemihle, 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 6-18-25.

Affiant Signature 6-18-25
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me on this 18 day of June, 2025.

Notary Signature

My Commission Expires: 5-9-26

