Karen Johnson Davidson County
Batch# 1292123 DEEDQC
06/30/2025 03:31:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20250630-0051506

This Instrument Was Prepared By:
Ally M. Hicks
Riggs Davie PLC
104 Continental Place, Suite 320
Brentwood, Tennessee 37027

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

I hereby swear or affirm that to the best of my knowledge, information and belief, the actual consideration for the transfer is $0.00.

Joshua Byrd, Affiant

Subscribed and sworn to before me this
30th day of April, 2025.

Notary Public
My Commission Expires: 3/06/29

BREAUNA N MURPHY
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 06, 2029

THIS INSTRUMENT WAS PREPARED WITHOUT THE BENEFIT OF A TITLE SEARCH AND/OR TITLE EXAMINATION, AND THE PREPARER ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF THE INFORMATION CONTAINED HEREIN OR PROVIDED BY THE PARTIES HERETO. THE PREPARER HAS NOT PROVIDED ANY TAX ADVICE, INCLUDING, BUT NOT LIMITED TO, INCOME OR GIFT TAX ADVICE, TO ANY PARTY HERETO REGARDING THIS CONVEYANCE, AND THE PREPARER HAS NOT FILED AND WILL NOT FILE ANY TAX RETURNS REGARDING THE SAME.

QUITCLAIM DEED

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP/PARCEL NO.
Joshua Byrd, Co-Trustee Natalia Byrd, Co-Trustee 1013 Nunnery Lane Nashville, TN 37221	Same	141 05 0A 049.00

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantee (hereinafter named), and other good and valuable consideration, the receipt and legal sufficiency of which are hereby acknowledged, **Joshua Byrd and Natalia Byrd,** husband and wife, the "**Grantors**", do hereby convey and quitclaim unto **Joshua Byrd and Natalia Byrd, Co-Trustees of the Byrd Family 2025 CP Trust dated April 30, 2025,** a trust, the "**Grantee**", all of Grantors' interest in and to a certain tract or parcel of land located in Davidson County, Tennessee, as described in Exhibit A attached hereto.

This conveyance is subject to any and all taxes, restrictions, easements, zoning, setbacks, and other matters which may affect the above-described property.

IN TESTIMONY WHEREOF, this instrument has been executed by the Grantors, this the 30th day of April, 2025.

Joshua Byrd

Natalia Byrd

STATE OF TENNESSEE)
) SS:
COUNTY OF WILLIAMSON)

Before me, Breauna V. Murphy, the undersigned, a Notary Public in and for the state and county aforesaid, personally appeared Joshua Byrd and Natalia Byrd, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged themselves to be the within named bargainors, and that they, with the authority to do so, executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office, this 30th day of April, 2025.

Notary Public

My Commission Expires: 03/06/29



EXHIBIT A

Land in Davidson County, TN being Lot No. 49 on the Plan of Avondale Park, Phase 1, Section 1A "Cluster Lot Subdivision" of record in Instrument No. 20080226-0018937, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Joshua Byrd and Natalia Byrd, husband and wife, by Warranty Deed from Alva V. Owens and Kristopher L. Owens, wife and husband, of record in Instrument No. 20231117-0089948, dated November 17, 2023, Register's Office for Davidson County, Tennessee.

The above-described property is improved property known as 1013 Nunnery Lane, Nashville, TN 37221.

This legal description is the same as from the previous deed of record.

CONSIDER: THERE HAS BEEN NO TAX ADVICE, INCLUDING, BUT NOT LIMITED TO, INCOME OR GIFT TAX ADVICE ON THE TRANSFER OF THIS PROPERTY, NOR THE FILING (IF REQUIRED) OF ANY TAX RETURNS AND PREPARER ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF THE INFORMATION FURNISHED BY THE GRANTOR SHOWN HEREIN.

Tennessee Certification of Electronic Document

I, Ally M. Hicks, 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, 2025 (date of document).

Affiant Signature

6/30/25
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 30th day of June, 2025.

Notary's Signature

MY COMMISSION EXPIRES: 03/06/29

NOTARY'S SEAL

