Karen Johnson Davidson County
Batch# 1298595 DEEDWARR
07/18/2025 08:49:30 AM 3 pgs
Fees: $18.00 Taxes: $1,443.00
20250718-0056665

Prepared by and
After Recording Return to:
Blake Garner, Attorney
Trinity Title, LLC
401 W Main Street, Suite 200
Murfreesboro, TN 37130

SHANNON R. RICHARDSON
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

STATE OF Tennessee
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $390,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16TH DAY OF JULY, 2025.

Notary Public
My Commission Expires: 3.20.2028

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	Map and Parcel
Peyton Cantrell and Hope Heckman 5116 Meta Ct. Nashville, TN 37211	Peyton Cantrell and Hope Heckman 5116 Meta Ct. Nashville, TN 37211	Tax Map(s: 161- Parcel(s: 02-0-151.00

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE,
CARRIE BYRNS, SINGLE,
HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO
PEYTON CANTRELL, AN UNMARRIED WOMAN HOPE HECKMAN, AN UNMARRIED WOMAN, AS TENANTS IN COMMON,
HEREINAFTER CALLED THE GRANTEE(S), ITS/THEIR/HIS/HER 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. 43 on the Plan of Section Two, McMurray Place, of record in Plat Book 5200, Page 440, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

BEING the same property conveyed to Carrie Byrns, single, by Warranty Deed from Vicky McGehee Locke a/k/a Vicky Lynn McGehee, married, dated 3/1/2017 and recorded 3/8/2017 in Instrument No. 20170308-0022720, in the Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been prorated as of the date of closing and assumed by the Grantee(s) here.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 5116 Meta Ct, Nashville, TN 37211

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), ITS/THEIR/HIS/HER heirs and assigns forever; and I/we so 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 my/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the persons whomsoever. Wherever uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 16th day of July, 2025

Carrie Byrns

Carrie Byrns

STATE OF ~~GEORGIA~~ Texas

COUNTY OF Dallas

Personally appeared before me, the undersigned authority, a Notary Public in and for the State and County aforesaid, Carrie Byrns, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purpose therein contained.

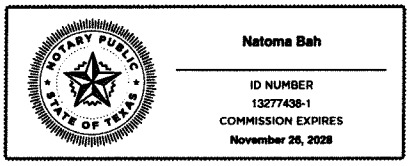
Witness my hand and official seal, this the 17th of July, 2025.

Natoma Bah

Notary Public

My Commission Expires: 11/26/2028

(SEAL)



Electronically signed and notarized online using the Proof platform.

Certificate of Authenticity

I, Casey Matin, 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

7/16/25.
Date

Affiant Signature

7/16/25
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 16 day of July, 2025.

Shannon R Richardson
Notary's Signature

My Commission Expires: 3-20-2028
Date

Notary's Seal (if on paper)

