Karen Johnson Davidson County
Batch# 1305067 DEEDWARR
08/01/2025 01:34:30 PM 3 pgs
Fees: $18.00 Taxes: $888.00
20250801-0061217

SYDNEY ANGELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

# WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $240,000.00

Affiant

Subscribed and sworn to before me, this 31ST DAY OF JULY 2025.

Notary Public

MY COMMISSION EXPIRES: 3-20-28

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Residential & Commercial Title of Tennessee, LLC
124 Long Hollow Pike
Goodlettsville, TN 37072

| ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME) | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| 615 Developments LLC | 615 Developments, LLC (NAME) | |
| 4045 Main St (ADDRESS) | 4045 Main St, (ADDRESS) | 070-08-0-124.00 |
| Old Hickory, TN 37138 (CITY) (STATE) (ZIP) | Old Hickory, TN 37138 (CITY) (STATE) (ZIP) | |

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we Claude Allen Byrum, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto 615 Developments LLC, hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Land in Davidson County, Tennessee, being Lots, Nos. 61 and 62 on the Map of Haynie's Free Silver Plan of Lots, as of record in Book 161, Page 76, Register's Office for said county. Said Lots 61and 62 front and adjoin together 50 feet on the southerly side of Gaines Street, and run back between parallel lines 125 feet to an Alley.

Being the same property conveyed to Claude A. Byrum by Special Warranty Deed from Washington Mutual Finance Group, LLC, a Delaware Limited Liability company of record in Instrument No. 20031125-0171328 Register's Office for Davidson County, Tennessee, dated November 18, 2003 and recorded on November 25, 2003. Being a portion of the same property conveyed to Claude Allen Byrum by Quitclaim Deed from Lisa Elaine Byrum of record in Instrument No. 20140103-0000584 Register's Office for Davidson County, Tennessee, dated December 26, 2013 and recorded on January 03, 2014.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 2134 Gains Street, Nashville, TN 37207-4810
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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.

Witness my/our hand(s) this 31st day of July, 2025.

**WARRANTY DEED**
(Continued)

Claude Allen Byrum

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Claude Allen Byrum, the herein bargainor(s), 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 31st day of July, 2025.

Notary Public

My Commission Expires: 7/6/2026

(SEAL)

DANIEL L. WISCHHOF
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

**RETURN TO:**
Residential & Commercial Title of Tennessee, LLC
124 Long Hollow Pike
Goodlettsville, TN 37072

Tennessee Certification of Electronic Document

I, Benjamin Seamon, 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 certified true and exact copy of the original document executed and authenticated according to law on 7/31/25.

Affiant Signature

8/1/25

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 1 day of August, 2025.

Notary's Signature

MY COMMISSION EXPIRES: 12/16/25

JENNIFER CROWELL STATE OF TENNESSEE NOTARY PUBLIC LEWIS COUNTY

202508010061217