Karen Johnson
Batch # 1308788
08/12/2025 10:08:18 AM
Fees: $13.00 Taxes: $2,395.75

Davidson County
DEEDWARR
2 pgs

20250812-0063975

,EY PERRY
TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $647,500.00

Affiant

Subscribed and sworn to before me, this the 7th day of August, 2025

Notary Public

My Commission Expires: 5-9-26
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
GreenVue Title & Escrow, LLC
30 Burton Hills Boulevard, Suite 380
Nashville, TN 37215

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills to:	Map-Parcel No.(s):
Jamey Freeman	NEW OWNER	155-03-0D-042.00 CO
6941 Harpeth Glen Trace		
Nashville, TN 37221		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, we,

Emily Wilcheck Birdsong and Dustin Birdsong, wife and husband

HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Jamey M. Freeman and Shannon Freeman, husband and wife

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

LAND in Davidson County, Tennessee, being Lot No. 42 on the Plan of First Revision, Section 2, Allens Green, of record in Plat Book 9700, Page 109, 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 Emily Wilcheck Birdsong and Dustin Birdsong, wife and husband, by Warranty Deed from Michael L Peters and wife, Tambra W. Peters, dated 9/28/2018 and recorded 10/2/2018 in Instrument No. 20181002-0097532, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO TAXES FOR THE CURRENT YEAR, ANY AND ALL ZONING REGULATIONS, RESTRICTIONS, SETBACK LINES, EASEMENTS, AND ENCUMBRANCES OF RECORD, IF ANY, AS MAY AFFECT THE PREMISES.

This conveyance is subject to: Declaration of Covenants, Conditions and Restrictions and By-Laws of record in Book 9231, Page 789; Amended By-Laws of record in Instrument No. 20180907-0088629 and Instrument No. 20210614-0080009; HOA Charter in Book 9231, Page 826; Conveyance of Open Space in Book 11411, Page 193; Drainage Easement in Book 8278, Page 236; Public Utilities Easement in Book 8626, Page 884; Storm Water Detention Agreement in Book 9278, Page 36; Easements of record in Book 9227, Page 976 and Book 10553, Page 236; All existing easements and all other matters shown on plat of record in Plat Book 9700, Page 109, Register's Office for Davidson County, Tennessee.

This is improved property known as 6941 Harpeth Glen Trace, Nashville, TN 37221

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 Grantor does covenant with said Grantees that Grantor is lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in unencumbered, unless otherwise herein set out; and I/we do further covenant and bind myself/ourselves, my/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 7th day of August, 2025

emily wilcheck birdsong

Emily Wilcheck Birdsong

Dustin Birdsong

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 7th day of August, 2025, before me personally appeared Emily Wilcheck Birdsong and Dustin Birdsong, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 7th day of August, 2025.

Notary Signature
My commission expires:

JENNIFER HARRIS
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 08-19-2028