Karen Johnson Davidson County
Batch# 1319870 DEEDWARR
09/08/2025 11:53:30 AM 4 pgs
Fees: $23.00 Taxes: $2,497.50
20250908-0071561

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $675,000.00.

PREPARED BY & RETURN TO:
Realty Title & Escrow Company, Inc.
383 East Main Street, Suite 201
Hendersonville, TN 37075

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5TH DAY OF SEPTEMBER, 2025.

CARRIE THOMPSON
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
5-24-28

Notary Public

MY COMMISSION EXPIRES: 5-24-2028
(AFFIX SEAL)

05-NSH25-09801

Address of New Owner:	**Send Tax Bills to:**	**Tax Information:**
The Bluebird Collective PLLC 204 Bluebird Drive Goodlettsville, TN 37072	SAME	034-01-0-054.00

WARRANTY DEED

For and in consideration of the sum of ten dollars and no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **TNTX Holdings, LLC, a Tennessee Limited Liability Company**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **The Bluebird Collective PLLC, A Tennessee Professional Limited Liability Company**, hereinafter called the Grantees, their successors 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. 30 on the Plan of Echo Meadows, of record in Plat Book 2331, Page 64, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of said lot.

Being the same property conveyed to Vicki Tyner by Special Warranty Deed from Regions Bank of record in Instrument No. 20120427-0036106, Register's Office for Davidson County, Tennessee, dated April 12, 2012 and recorded on April 27, 2012.

Being the same property conveyed to 204 Blue Bird, LLC by Quitclaim Deed from Vicki Tyner of record in Instrument No. 20120718-0063167, Register's Office for Davidson County, Tennessee, dated July 06, 2012 and recorded on July 18, 2012.

Being the same property conveyed to TNTX Holdings, LLC by Quitclaim Deed from 204 Blue Bird, LLC of record in Instrument No. 20191119-0119453, Register's Office for Davidson County, Tennessee, dated November 15, 2019 and recorded on November 19, 2019.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as: **204 Bluebird Drive, Goodlettsville, TN 37072**

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 hand this 5th day of September, 2025

TNTX Holdings, LLC, a Tennessee Limited Liability Company

BY: Vicki Tyner
Vicki Tyner
Member

BY:
Harrison Tyner
Member

STATE OF TENNESSEE

COUNTY OF SUMNER

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Vicki Tyner, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the within instrument for the purposes therein contained, and who further acknowledged that he/she is the Member for TNTX Holdings, LLC, a Tennessee Limited Liability Company and that he/she is authorized by TNTX Holdings, LLC, a Tennessee Limited Liability Company to execute this instrument on its behalf as such Member.

Witness my hand and seal at Hendersonville, TN, this 5th day of September, 2025.

Notary Public

My Commission Expires: 03/03/2026

RINI FARRELL
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 03-03-2026

STATE OF TENNESSEE

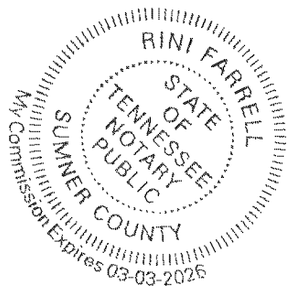
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Harrison Tyner, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the within instrument for the purposes therein contained, and who further acknowledged that he/she is the Member for TNTX Holdings, LLC, a Tennessee Limited Liability Company and that he/she is authorized by TNTX Holdings, LLC, a Tennessee Limited Liability Company to execute this instrument on its behalf as such Member.

Witness my hand and seal at Hendersonville, TN, this 5th day of September, 2025.

Notary Public

My Commission Expires: 03/03/2026



TRUE COPY CERTIFICATION

Required under T.C.A. § 66-24-101(d)(3) after July 1, 2021

I, Rini Farrell, 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 5th, September 2025.

Custodian's Signature — 09/05/2025 Date

STATE OF TENNESSEE

COUNTY OF SUMNER

Sworn to and subscribed before me this 5th day of September 2025.

Notary Public

MY COMMISSION EXPIRES: 5.24.28

