Box 14
2025-396-SH

WARRANTY DEED

SHERRI D. HOLLARS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $739,000 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 16th DAY OF October, 2025

Notary Public

MY COMMISSION EXPIRES 7/17/2027

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Hardeman, Montgomery & Potter, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Ailie Melanie Birchfield and Alexander Rhodeen	BankSouth Mortgage Company, LLC	
(NAME)	(NAME)	
1005 11th Ave N	3290 Northside Parkway, Ste 600	081 16 0 566 00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37208	Atlanta, GA 30327	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **CURB APPEAL DEVELOPMENT LLC, SERIES 2, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **AILIE MELANIE BIRCHFIELD AND ALEXANDER RHODEEN, WIFE AND HUSBAND,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT

Being Lot No. 4 in the SUBDIVISION OF NARCISSE SMITH property, plan not of record and known as 1005 11th Avenue North, Nashville, TN and described as follows:

Beginning on the Westerly margin of 11th Ave North formerly Cumberland St. 60 feet Northerly from the Northerly margin of Jackson Street being the corner of Lots 3 and 4 thence with the Westerly margin of said Ave Northerly 60 feet to the corner of Lots 4 and 5; thence with the line between lots 140 feet to the Esterly margin of an alley; thence with the Easterly margin of alley Southerly 40 feet to the corner of Lots 3 and 4; thence Easterly with the line between said two lots 140 feet to the beginning.

Being the same property conveyed to Curb Appeal Development LLC, Series 2, a Tennessee Limited Liability Company, by Warranty Deed from Ch&Ch, LLC, a Tennessee limited liability company, of record in Instrument No. 20200608-0058507, in the Register's Office of Davidson County, Tennessee, dated June 05, 2020, and recorded on June 08, 2020.

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

Karen Johnson Davidson County
Batch # 1335976 **DEEDWARR**
10/20/2025 11 12 06 AM 2 pgs
Fees $13 00 Taxes $2,734 30

20251020-0083328

unimproved
This is improved x property, known as 1005 11th Ave N, Nashville, TN 37208
(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 hand this 16th day of October, 2025

Curb Appeal Development LLC, Series 2,
a Tennessee Limited Liability Company

BY _____
Kevin D. Montgomery, Authorized Agent

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned notary public of Davidson County, Tennessee, personally appeared Kevin D Montgomery with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be an Authorized Agent of Curb Appeal Development, LLC, Series 2, a Tennessee limited liability company the within named bargainor, a limited liability company and that he as such an Authorized agent, executed the foregoing instrument for the purpose therein contained by personally signing the name of the limited liability company as Authorized agent

Witness my hand and official seal this 16th day of October, 2025

Commission expires 3/3/2026

M. L Schodroski
Notary Public

M R SCHODROSKI
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF ROBERTSON
MY COMM EXPIRES MARCH 3, 2026