Karen Johnson Davidson County
Batch# 1347799 DEEDWARR
11/18/2025 03:24:30 PM 3 pgs
Fees: $18.00 Taxes: $832.13
20251118-0092044

WARRANTY DEED

Please Return to:

Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206

Y-BBRD-25-3880-50

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $224,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th DAY OF NOVEMBER, 2025.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

PAMELA AUTRY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 12-27-2027

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Kelly Macaulay	**New Owner**	
(NAME)	(NAME)	**136-03-0B-005.00-CO**
3880 Priest Lake Drive #50		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37217		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **BLUEBIRD PROPERTIES LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **KELLY MACAULAY, UNMARRIED WOMAN,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land being located in Davidson County, Tennessee, being Townhouse No. 50, Building No. 22, and therewith in a Horizontal Property Regime located on Plat of Priest Lake Condominium Townhouses, Phase 2, as of record in Plat Book 4675, pages 131 and Book 4675, Page145, 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 Bluebird Properties LLC, a Tennessee limited liability company by Warranty Deed from Terre Rossman and Kevin Dunning, a married couple of record in Instrument No. 20250714-0055379 Register's Office for Davidson County, Tennessee, dated July 10, 2025 and recorded on July 14, 2025.

This conveyance is subject to:
- Subject to all matters shown on the Plan of record in Plat Book 4675, Page 131 and Book 4675, Page 145, Register's Office for Davidson County, Tennessee.
- Covenants, Conditions and Restrictions of record in Book 4651, Page 412, Book 5189, Page 671, Book 4943, Page 692, Book 4979, Page 939, Book 4651, Page 412, Book 9089, Page 757, Instrument No. 20011025-0116633, Instrument No. 20050817-0097909, Instrument No. 20050621-0071262, Instrument No. 20060228-0022872 and Instrument No. 20060228-0022873, Register's Office for Davidson County, Tennessee.
- Amended and Restated Rules & Regulations of record in Instrument Number 20150709-0066742, in the Register's Office for Davidson County, Tennessee.
- By-Laws of Priest Lake Condominium Townhomes of record in Book 5083, Page 417; Amendment to amended and restated Bylaws of record in Book 9089, Page 765 and Book 8115, Page 838, in the Register's Office for Davidson County, Tennessee.
- By-Laws of Priest Lake Condominium Townhomes of record in Book 4651, Page 420, in the Register's Office for Davidson County, Tennessee.
- Priest Lake Condominiums Townhomes Rules and Regulations of record in Book 7679, Page 173; Book 8115, Page 849; Book 9507, Page 606 and Book 9927, Page 75, in the Register's Office for Davidson County, Tennessee.
- Addition to PLPC Rules & Regulations recorded December 05, 2016 of record in Instrument Number 20161205-0127268, in the Register's Office for Davidson County, Tennessee.
- Charter of record in Book 4944, Page 115, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **3880 Priest Lake Drive #50, Nashville, Tennessee 37217**.

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), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 the 14th DAY OF NOVEMBER, 2025.

Bluebird Properties LLC

BY:_____
John Gleaves
Authorized Agent

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JOHN GLEAVES, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the AUTHORIZED AGENT of BLUEBIRD PROPERTIES LLC the within named bargainor, a limited liability company, and that he/she as such AUTHORIZED AGENT executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 14th of November, 2025.

Notary Public
My Commission Expires: 9-16-29
(SEAL)



Certificate of Authenticity

I Adde Dilworth, 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 **November 14, 2025**.

Date

Affiant Signature **11/18/2025**
Date

State of TENNESSEE
County of Williamson

Sworn to and subscribed before me this **18th** day of **November**, 20**25**.

Notary's Signature

My Commission Expires: _____
Date

MARY KATHRYNE LAWSON
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 05/09/2026
DAVIDSON COUNTY

Notary's Seal (of on paper)