Karen Johnson Davidson County
Batch# 1370885 DEEDWARR
01/16/2026 11:53:30 AM 3 pgs
Fees: $18.00 Taxes: $1,391.20
20260116-0004090

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $376,000.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 15th day of January, 2026.

(Affix Seal)

Notary Public

My Commission Expires: 1/29/2028

WHITNEY LEHMAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

2025-12-3636

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:

HALE TITLE AND ESCROW, LLC
3020 STANSBERRY LANE, SUITE 100
FRANKLIN, TN 37069

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Emily Burchfield 7277 Charlotte Pike Unit #101 Nashville, TN 37209	NEW OWNER	Map/Parcel 114-08-0C-030.00-CO

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named GRANTEE, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Bryan Byrd, a single man**, hereinafter called the GRANTOR, has bargained and sold, and by these presents does hereby transfer and convey unto **Emily Burchfield, a single person,** hereinafter called the GRANTEE, her 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 Unit No. 30 on the Plan of West Park, Phase 1, of record in Plat Instrument No. 20040624-0075135, Register's Office for said County, to which reference is hereby made for a more particular description of said Unit.

Being the same property conveyed to Bryan Byrd, a single man by Warranty Deed from Megan L. Blemker, an unmarried woman of record in Instrument No. 20160412-0034825 Register's Office for Davidson County, Tennessee, dated April 06, 2016 and recorded on April 12, 2016.

Being the same property conveyed to Bryan Byrd and Chelsey Byrd, as Tenants by the Entirety by Quitclaim Deed from Bryan Byrd of record in Instrument No. 20200917-0106797 Register's Office for Davidson County, Tennessee, dated September 12, 2020 and recorded on September 17, 2020.

Being the same property conveyed to Bryan Byrd, a Single Man, as Sole Owner by Quitclaim Deed from Bryan Byrd and Chelsey Byrd of record in Instrument No. 20240110-0002033 Register's Office for Davidson County, Tennessee, dated January 05, 2024 and recorded on January 10, 2024.

This conveyance is subject to the following: Davidson County property taxes for the year 2026, and subsequent years, a lien not yet due and payable, zoning, setback requirements and general utility, sewer, and drainage easements of record, subdivision and/or condominium declarations, covenants, restrictions, and easements of record and other matters of record.

This is improved property known as 7277 Charlotte Pike, Unit #101, Nashville, TN 37209.

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, its successors and assigns forever; and the GRANTOR, does covenant with the said GRANTEE that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and that the same is unencumbered, unless otherwise herein set out; and it does further covenant and binds itself, its successors and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, its successors 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.

Effective the 15 day January, 2026.

Bryan Byrd

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 15 day of January, 2026, before me personally appeared Bryan Byrd, 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 15 day of January, 2026.

Notary Signature
My commission expires:



Certificate of Authenticity

I, J. Trent Lehman, 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 1/15/2026.

Date

Affiant Signature

1/15/2026
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 15 day of January, 2026.

Notary's Signature

My Commission Expires: 3/29/29
Date

Notary's Seal (if on paper)

KAYLA TABOR
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY