WARRANTY DEED

Karen Johnson Davidson County
Batch# 1370969 DEEDWARR
01/16/2026 03:30:30 PM 3 pgs
Fees: $18.00 Taxes: $1,389.35
20260116-0004191

Y-BH-25-932

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $375,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF JANUARY, 2026.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

ALLI PINKSTON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-08-2029

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)
Toby Lynn Taber-Tebay and Aaron Taber-Tebay	**New Owner**	
(NAME)	(NAME)	**119 16 0 079.00**
932 Drummond Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211		
(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 **TOBY LYNN TABER-TEBAY AND AARON TABER-TEBAY, MARRIED,** 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 in Davidson County, Tennessee, being Lot No 149, Map of SECTION TWO, BATTLEWOOD, of record in Book 1835, Page 95 and 96, Register's Office for Davidson County, Tennessee.

Said Lot No. 149 fronts 110 feet on the Easterly side of Drummond Drive and runs back between lines 382.76 feet, more or less, on the Northerly line and 399.31 feet, more or less, on the Southerly line to the center line of Mill creek, measuring 112 feet, more or less, thereon.

Being the same property conveyed to Bluebird Properties, LLC, a Tennessee Limited Liability Company, by Warranty Deed from Carl D. Hibdon, unmarried, of record in Instrument No. 20250520-0039617, in the Register's Office for Davidson County, Tennessee, dated May 15, 2025 and recorded on May 20, 2025.

This conveyance is subject to:
- Restrictions, dedications, conditions, reservations, easements and other matters shown Plat Book 1835, Page 95-96.
- Covenants, Conditions and Restrictions as set forth in Building Restrictions recorded in Book 2022, Page 400.
- Easements recorded in Book 2024, Page 301; Book 3461, Page 420; and Book 3462, Page 118.
- Easement for Sanitary Sewers and/or Storm Drainage, recorded in Instrument No. 20011016-0112576.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **932 Drummond Drive, Nashville, Tennessee 37211**.

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 15th DAY OF JANUARY, 2026.

Bluebird Properties, LLC

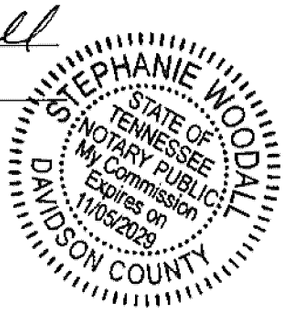
BY: _____
John Gleaves
Authorized Agent

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 15th of January, 2026.

Stephanie Woodall
Notary Public
My Commission Expires: _____
(SEAL)



Certificate of Authenticity

I, Alli Pinkston, 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 **January 15, 2026**.

Date

Alli P

Affiant Signature

1/16/26

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **16** day of **January**, 20**26**.

Notary's Signature

My Commission Expires: May 8, 2029

Date

Notary's Seal (if on paper)

