Karen Johnson Davidson County
Batch# 1377480 DEEDWARR
02/09/2026 12:38:30 PM 4 pgs
Fees: $23.00 Taxes: $2,356.90
20260209-0009479

WARRANTY DEED

CARMEN COATS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-3-2026

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $637,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd DAY OF FEBRUARY, 2026.

Carmen Coats
Notary Public

MY COMMISSION EXPIRES: 3/3/26
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Mid-State Title & Escrow, Inc.
128 Holiday Ct., Ste. 125, Franklin, TN 37067

File No.: 2026-0065

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NO(S).
Samantha Rain and Vicki Jeffres	PRIMIS MORTGAGE COMPANY	141-05-0A-049.00-CO
(NAME)	(NAME)	
1013 Nunnery Lane	5535 CURRITUCK DR, STE 120	
(ADDRESS)	(ADDRESS)	
Nashville TN 37221	WILMINGTON, NC 28403	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF Six Hundred Thirty-Seven Thousand And No/100 Dollars ($637,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **JOSHUA BYRD AND NATALIA BYRD, CO-TRUSTEES OF THE BYRD FAMILY 2025 CP TRUST DATED APRIL 30, 2025,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **SAMANTHA RAIN, A SINGLE WOMAN, AND VICKI JEFFRES, A SINGLE WOMAN, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP,** HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS 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. 49 on the Plan of Avondale Park, Phase 1, Section 1A "Cluster Lot Subdivision" of record in Instrument No. 20080226-0018937, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Joshua Byrd and Natalia Byrd, husband and wife by Warranty Deed from Alva V. Owens and Kristopher L. Owens, wife and husband of record in Instrument No. 20231117-0089948 Register's Office for Davidson County, Tennessee, dated November 17, 2023 and recorded on November 17, 2023.

Being the same property conveyed to Joshua Byrd and Natalia Byrd, Co-Trustees of the Byrd Family 2025 CP Trust dated April 30, 2025 by Quitclaim Deed from Joshua Byrd and Natalia Byrd, husband and wife of record in Instrument No. 20250630-0051506 Register's Office for Davidson County, Tennessee, dated April 30, 2025 and recorded on June 30, 2025.

Subject to: This conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public records. Property taxes have been prorated and the Grantee has assumed payment thereof when same become due and payable. Taxes for the year 2025, a lien not yet due and payable.
Subject to: This conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public records. Property taxes have been prorated and the Grantee has assumed payment thereof when same become due and payable

unimproved ¨
This is improved þ property, known as 1013 Nunnery Lane, Nashville, TN 37221

(House No.) (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 successors 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 our hands this 30th day of January, 2026.

Joshua Byrd and Natalia Byrd, Co-Trustees of the Byrd Family 2025 CP Trust dated April 30, 2025

BY: Natalia Byrd
Natalia Byrd

BY:
Joshua Byrd

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public of the state and county mentioned, personally appeared Joshua Byrd and Natalia Byrd, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged themselves to be current Co-Trustees of the Byrd Family 2025 CP Trust dated April 30, 2025, and that they as such Co-Trustees, executed the foregoing instrument for the purpose therein contained.

Witness my hand, at office, this 30th day of Davidson 2026

Notary Public
My Commission Expires: 3-23-27

Amelia Swanson
State of Tennessee
Notary Public
Williamson County

True Copy Certification

I, Yvette Meldrum, 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 _____, 2_____.

Affiant Signature _____

_____, 2_____

State of Tennessee
County of Williamson

Sworn to and subscribed before me this _____ of _____ 2_____.

_____
Notary's Signature

MY COMMISSION EXPIRES: _____

Tennessee Certification of Electronic Document

I, Steven T. Morris, 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 Februarv 2. 2026

Affiant Signature

4th day of February, 2026

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 4th day of Februarv, 2026

Notary's Signature

MY COMMISSION EXPIRES: 1/24/2028

NOTARY'S SEAL

CATHERINE DESIMONE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-24-2028