Karen Johnson Davidson County
Batch# 1389406 DEEDWARR
03/06/2026 01:21:30 PM 3 pgs
Fees: $18.00 Taxes: $1,794.50
20260306-0018217

WARRANTY DEED

CHAD SERRATE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD
My Commission Expires Nov. 17, 2029

Y-BH-26-5060

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $485,000.00.

Joshua J Emmons
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th DAY OF MARCH, 2026.

Notary Public

MY COMMISSION EXPIRES: 11/17/2029
(AFFIX SEAL)

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)
Joshua J. Emmons, John Emmons and Joanne Emmons	Churchill Mortgage Corp	
(NAME)	(NAME)	
5060 Drakes Branch Road	1749 Mallory Ln Ste 100	048-00-0-272.00 048-00-0-194.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37218	Brentwood, TN 37027	
(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 **JOSHUA J. EMMONS, AN UNMARRIED MAN AND JOHN EMMONS AND JOANNE EMMONS, HUSBAND AND WIFE, AS JOINT TENANTS WITH THE RIGHT OF SURVIVORSHIP**, 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:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Tract 1 (1.04 acres Map/Parcel 48-272): Land in Davidson County, Tennessee, being Lot No. 1 of McCool's One Lot Subdivision of record in Plat Book 7900, Page 620, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description thereof.

Tract 3 (3.18 acres Map/Parcel 48-194): Beginning at an iron pin which is 272.17 feet in a direction of South 72 degrees 28 minutes 20 seconds West from an iron pin placed in the center of Drakes Branch Road (said iron pin being the southernmost point at which the land of Harold H. and Emma N. Fulton reach the center of Drakes Branch Road) and going in an Easterly direction North 86 degrees 7 minutes 43 seconds West for a distance of 728.83 feet to an iron pin placed in a fence and thence in a Southerly direction South 13 degrees 34 minutes 0 seconds East for a distance of 169 feet to a point and thence in a Westerly direction South 86 degrees 7 minutes 42 seconds East for a distance of 728.83 feet to a point thence in a Northerly direction North 13 degrees 34 minutes 0 seconds West for a distance of 168.97 feet which point will be the original point of reference containing more or less 3.18 acres, more or less.

Being the same property conveyed to Bluebird Properties, LLC, a Tennessee limited liability company by Warranty Deed from Kevin Wade Kilgore, a single man, dated August 7, 2024 and recorded August 12, 2024 in Instrument No. 20240812-0060547, Register's Office of Davidson County, Tennessee.

This conveyance is subject to:
- Subject to all matters shown on the Plan of record in Plat Book 7900, Page 620, Register's Office for Davidson County, Tennessee. (Tract 1)
- Lack of ingress and egress to and from a public road. (Tract 3)
- Rights of the public in and to a cemetery located on said land, with rights of ingress and egress thereto.
- Any dedication of the Land, or part thereof, for cemetery or burial purposes and public or private rights created thereby. All conveyances, whether recorded or unrecorded, of grave lots, tracts or spaces, or easements therein, and all terms and provisions, including but not limited to those pertaining to maintenance, perpetual care or other trust obligations, contained in such conveyances or other cemetery related instruments. All outstanding burial rights, whether evidenced of record or not. All dedications of streets, roads and ways with said Land. Rights of ingress and egress to and from grave lots, tracts or spaces with said land, however created.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **5060 Drakes Branch Road, Nashville, Tennessee 37218**.

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 5th DAY OF MARCH, 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 5th of March, 2026.

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

STEPHANIE WOODALL
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 11/05/2029
DAVIDSON COUNTY

Tennessee Certification of Electronic Document

I, Samantha Sweet, 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 3/5/2026 (date of document).

Affiant Signature

3/5/2026
Date

State of Tennessee
County of Rutherford

Sworn to and subscribed before me this 5 day of MARCH, 2026.

KELLIE L. PARSONS
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Notary's Signature

MY COMMISSION EXPIRES: 8/21/27

NOTARY'S SEAL