Karen Johnson Davidson County
Batch# 1390660 DEEDWARR
03/10/2026 09:59:30 AM 3 pgs
Fees: $18.00 Taxes: $2,215.93
20260310-0018892



STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $598,900.00

Affiant

Subscribed and sworn to before me, this 9 day of March, 2026.

Notary Public
My commission expires: 9/15/27

THIS INSTRUMENT WAS PREPARED BY
Signature Title Services, LLC
309 W Main St, Ste A
Murfreesboro, TN 37130

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To: (If left blank, send to new owner at property address)	Map-Parcel Numbers:
Andrew Bird **Brittany Bird**		**05813001000**
4300 Kings Lane		
Nashville, TN 37218		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

Eva M Lemeh, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

AJB
DM

Andrew Bird and Brittany Bird, husband and wife

HEREINAFTER CALLED THE GRANTEES, 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. 38, Gold Kay Subdivision, Section 3, of record in Book 6250, Page 595, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description of said property.

Being the same property conveyed to Carl D McFall, Jr and wife, Eva M Lemeh-McFall, by Deed from William A Thomas and wife, Gayle R Thomas, dated July 22, 1994, of record in Book 9419, Page 368, in the Register's Office for Davidson County, Tennessee. By Final Decree of Divorce entered in the cause of Lemeh v. McFall, Jr, Docket No. 04D-90, Eighth Circuit Court of Davidson County, Tennessee, a copy of which appears of record in Instrument No. 20040810-0096496, Register's Office for Davidson County, Tennessee, the interest of Carl D McFall, Jr in subject property was divested out of him with full title thereto being vested in Eva M Lemeh.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Subject to any and all encumbrances, restrictions, easements, plats, covenants, rights, and conditions that may appear of record in the Register's Office of Davidson County, Tennessee.

This is improved (_X_) unimproved (_____) property known as 4300 Kings Lane, Nashville, TN 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 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 in 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 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.

Eva M Lemeh _____ Date: 03/03/26

_____ Date: _____

STATE OF TN

COUNTY OF Rutherford

Personally appeared before me, a Notary Public of said County and State, Eva M Lemeh, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 3 day of March, 2026.

_____
NOTARY PUBLIC

My Commission Expires: 12-2-28

KATHRYN SMITH NOTARY PUBLIC STATE OF TENNESSEE RUTHERFORD COUNTY

Certificate of Authenticity

I, Joshua A. Terry, 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 3/3/26.

Affiant Signature – Joshua A. Terry

3/9/26
Date

State of Tennessee
County of Williamson

Sworn to and subscribed before on 3/9/26.

Notary Public

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires: 5-10-27