Karen Johnson Davidson County
Batch # 1392371 DEEDWARR
03/12/2026 02:18:28 PM 2 pgs
Fees: $13.00 Taxes: $2,238.50

20260312-0019818

WARRANTY DEED

Byrd-P26-0033

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $605,000.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 11TH DAY OF MARCH, 2026.

Notary Public

(Affix Seal)

My Commission Expires:

DEBRA LEIST
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-09-2027

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:
PROPERTY TITLE SERVICES, LLC
131 Indian Lake Road, Suite 208
Hendersonville, TN 37075 (615)264-8727

Address of New Owner(s):	Send Tax Bills To:	Tax ID No(s).:
Henry Byrd	Northpointe Bank	104.01-0G-001.00 CO
215 37th Avenue North	3333 Deposit Drive NE	
Nashville, TN 37209	Grand Rapids, MI 49546	

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, I/we, **Shasta N. Smith, a single woman**, hereinafter called the Grantor, have bargained and sold, and by these presents do hereby transfer and convey unto **Henry Byrd**, hereinafter called the Grantee, their 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 1 of Townhomes at 37th which is the Resubdivision of Lot 7 and 6 of Westdale Subdivision, as shown on Plat of record in Instrument No. 200908120076054, as corrected in Instrument No. 200909020082366, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Shasta N. Sides, by deed from Justin Rogers of record in Instrument No. 20090902-0082368, recorded on 09/02/2009 in the Register's Office for Davidson County, Tennessee.

Shasta N. Sides nka Shasta N. Smith. Property was never a principal residence of the former spouse of the grantor.

unimproved ☐
This is improved ☑ Property known as: **215 37th Avenue North, 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, their heirs and assigns forever; and we, the GRANTOR, do covenant with the said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that 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, 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 9th day of March, 2026.

Shasta N. Smith

STATE OF TN

COUNTY OF Sumner

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Shasta N. Smith, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.
Witness my hand, at office, this 9th day of March, 2026.

Notary Public

My Commission Expires: 10/24/28

ANGELA HYDE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER