Karen Johnson Davidson County
Batch# 1421739 DEEDWARR
05/18/2026 12:25:30 PM 3 pgs
Fees: $18.00 Taxes: $1,202.50
20260518-0044307

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $325,000.00

Affiant

Subscribed and sworn to before me, this 15TH DAY OF MAY 2026.

Notary Public

MY COMMISSION EXPIRES: 11.20.2028

(AFFIX SEAL)

NICHOLE DOWLING
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
My Commission Expires 11-20-2028

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
Residential & Commercial Title of Tennessee, LLC
124 Long Hollow Pike
Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Tan Urban Development Capital Partners, LLC, A Tennessee Limited Liability Company	Sebastian Tan	
	(NAME)	
3829 Edwards Ave	350 Old Hickory Blvd, APT 5241	061-14-0-025.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216	Nashville, TN 37221	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we Claude Allen Byrum, an unmarried man, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Tan Urban Development Capital Partners, LLC, A Tennessee Limited Liability Company , hereinafter called the Grantees, 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 Lot No. 93 on the Plan of Maplewood Heights Subdivision, as of record in Book 547, Pages 77 and 78, Register's Office for said County.

Said lot fronts 100 feet on the easterly side of Edwards Avenue and runs back between parallel lines, 300 feet to a dead line.

Being the same property conveyed to Claude Byrum and wife, Lisa E. Byrum by Warranty Deed from David J. Christian and wife, Linda N. Christian of record in Book 7655, Page 250, Register's Office for Davidson County, Tennessee, dated September 15, 1988 and recorded on September 19, 1988.

Final Decree of Divorce of record in Docket No. CH12-CV-521, styled Lisa Elaine Byrum v Claude Allen Byrum in the Circuit Court for Davidson County, Tennessee.

Being a portion of the same property conveyed to Claude Allen Byrum by Quitclaim Deed from Lisa Elaine Byrum of record in Instrument No. 20140103-0000584 Register's Office for Davidson County, Tennessee, dated December 26, 2013 and recorded on January 03, 2014.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 3829 Edwards Ave, Nashville, TN 37216
(House Number) (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 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.

Witness my/our hand(s) this 15th day of May, 2026.

WARRANTY DEED
(Continued)

Claude Allen Byrum

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Claude Allen Byrum, the herein bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 15th day of May, 2026.

Notary Public

My Commission Expires: 7/6/2026

(SEAL)

DANIEL L. WISCHHOF
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

RETURN TO:
Residential & Commercial Title of Tennessee, LLC
124 Long Hollow Pike
Goodlettsville, TN 37072

Tennessee Certification of Electronic Document

I, Regina Smith, 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 MAY 15, 2026 (date of document).

Affiant Signature

5/15/26
Date

State of Tennessee
County of Davidson

Sworn and subscribed before me this 15 day of May, 2026

NICHOLE DOWLING
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
My Commission Expires 11-26-2028

Notary Signature

My commission expires: 11.26.2028