Karen Johnson Davidson County
Batch# 1426833 DEEDWARR
06/01/2026 10:12:30 AM 3 pgs
Fees: $18.00 Taxes: $1,628.00
20260601-0048975

# WARRANTY DEED

File No.: 2026-0264

TINA SHINN
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $440,000.00.

Affiant

Subscribed and sworn to before me on May 29, 2026

NOTARY PUBLIC
MY COMMISSION EXPIRES: 9/15/27

THIS INSTRUMENT WAS PREPARED BY:
ASHWORTH & RYE, PLLC
237 2nd Avenue South
Franklin, TN 37064

| NAME/ADDRESS OF NEW OWNER(S): | SEND TAX BILL(S) TO: | MAP - PARCEL NO.: |
|---|---|---|
| William S. Irby V<br>and<br>Madelon Claire Russell<br>6521 B Premier Drive<br>Nashville, TN 37209 | New Owner | 102-04-0F-002.00 CO |

**FOR AND IN CONSIDERATION** of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **JOHN GIRDLER AND CORNELIA F. GIRDLER, HUSBAND AND WIFE**, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents do transfer and convey unto **WILLIAM S. IRBY V AND MADELON CLAIRE RUSSELL, BOTH UNMARRIED**, hereinafter called **"GRANTEES,"** their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Unit No. B on the plan of Homes at 6521 Premier Drive, as shown on Exhibit B to the Declaration of Covenants, Conditions and Restrictions for Homes at 6521 Premier Drive, a Horizontal Property Regime with Private Elements of record as Instrument No. 20200219-0018436, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete and accurate description thereof.

Being the same property conveyed to JOHN GIRDLER AND CORNELIA F. GIRDLER, HUSBAND AND WIFE, by Warranty Deed from GEORGE PHILLIP LAUDERBACK, II AND TINA LYNN LAUDERBACK, HUSBAND AND WIFE, of record as Instrument No. 20201218-0150361, dated December 4, 2020, said Register's Office.

The conveyance of the above-described parcel of land is subject to the following:

1. The current year's property taxes have been prorated and paid or are assumed by Grantees; Subsequent taxes are assumed by the Grantees, with the exception of rollback taxes, which are the responsibility of the Grantors.
2. Easements, setback lines, and all other matters as set forth on the above plan of record.
3. Any zoning, easements, covenants, conditions, restrictions, and other matters of record as may affect the premises.

This is Improved property known as 6521 B Premier Drive, 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 GRANTEES, their heirs and assigns, forever, and GRANTORS do covenant with the said GRANTEES that they 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 GRANTORS do further covenant and bind themselves, their 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** our hands on May 27, 2026.

**Grantor:**

**John Girdler**

**Cornelia F. Girdler**

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, a Notary Public for said County and State, John Girdler and Cornelia F. Girdler, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 27th day of May, 2026.

Notary Public

My Commission expires: _____

KEATON RYE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES MAY 30, 2029

# 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 5/27/26.

Affiant Signature – Joshua A. Terry

5/29/26
Date

State of Tennessee
County of Williamson

Sworn to and subscribed before on 5/29/26.

Notary Public

My Commission Expires: 5-10-27

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON