Karen Johnson
Batch # 1433140
06/12/2026 02:45:28 PM
Fees: $13.00 Taxes: $1,132.20

Davidson County
DEEDWARR
2 pgs

20260612-0053656

Prepared by:
Amy Cross Nance
Attorney at Law
103 Forrest Crossing Blvd Suite 205
Franklin, TN 37064
615-794-5644

MARGARET R MEANS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on
01/22/2029
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $306,000.00

Towanda Northern
Affiant

Subscribed and sworn to before me this 8th day of June, 2026.

Notary Public
My commission expires:

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: B-ELAM-26-3205

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
Towanda Northern 3205 Leawood Drive Nashville, TN 37218	FAIRWAY INDEPENDENT MTG 4201 MARSH LANE CARROLLTON, TX 75007	080-12-0-101

Warranty Deed

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged **Byron L. Pugh, a single man** hereinafter referred to as Grantor(s), has bargained and sold, and does hereby transfer and convey to **Towanda Northern, an unmarried woman** hereinafter called the Grantee(s) their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 38 on the Plan of Bordeaux Hills Addition, as of record in Book 4460 Page 9, Register's Office for Davidson County, Tennessee.

Said Lot No. 38 fronts 58 feet on the easterly side of Leawood Drive and runs back between parallel lines 125 feet to a dead line in the rear measuring 58 feet thereon.

Being the same property conveyed to Byron L. Pugh, an unmarried man, by deed from Washington L. Pugh and Annie L. Pugh, joint tenants with right of survivorship of record in Instrument No. 20221220-0131555, Register's Office for Davidson County, Tennessee, and dated December 19, 2022.

This conveyance is made subject to the following:

1. Taxes and assessments for the year 2026 and subsequent years which are not yet due and payable.

2. All matters appearing on the plan of Bordeaux Hills Addition of record in Book 4460 Page 9, Register's Office for Davidson County, Tennessee.

3. Charter of Bordeaux Hills Residential Association of record in Instrument No. 20100521-0039404 Register's Office for Davidson County, Tennessee.

This property is improved property known as 3205 Leawood Drive, 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 Grantee(s), their heirs and assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), their heirs and assigns, against the lawful claims of all persons whomsoever.

In Witness Whereof, the said, **Grantor**, hereunto set by hands and seals this 8th day of June, 2026.

Byron L. Pugh

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 8th day of June, 2026, before me personally appeared Byron L. Pugh, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 8th day of June, 2026.

Notary Signature
My commission expires: 2/7/27

AMY CROSS NANCE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY