BOX 10-A

WARRANTY DEED

Karen Johnson
Batch # 1447838
07/16/2026 09:31:02 AM
Fees: $13.00 Taxes: $2,275.50

Davidson County
DEEDWARR
2 pgs

20260716-0064274

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $615,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14TH DAY OF JULY, 2026.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

KELLY D. MONTGOMERY
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY

My Commission Expires 10/4/27

THIS INSTRUMENT WAS PREPARED BY

Metropolitan Escrow, Inc., 217 Pineway Drive, Nashville, TN 37217

File No.: 26-0282

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Ryan Thomas and Toktam Thomas	Same as Owners	Map: 09504019200
(NAME) 112 Spring Valley Rd.	(NAME)	
(ADDRESS) Nashville, TN 37214	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF SIX HUNDRED FIFTEEN THOUSAND AND NO/100 DOLLARS ($615,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

JACOB BYRNE, UNMARRIED,

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

RYAN THOMAS, HUSBAND AND TOKTAM THOMAS, WIFE,

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, ALL RIGHT, TITLE AND INTEREST IN AND TO A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being the northerly part of Lot No. 37 on the Plan of Bluefields, Bransford Realty Company's First Subdivision of Sam P. Sweeney's Farm, Third Civil District of Davidson County, Tennessee, as of record in Book 843, page 16, Register's Office for said County, described as follows:

Beginning at a point in the westerly margin of Spring Valley Road, at the northeast corner of Lot No. 37; running thence on a southwesterly direction, along the westerly margin of Spring Valley Road, 100 feet to a point; thence in a straight line and in a westerly direction 283 feet, more or less, to a point in the westerly boundary line of said Lot No. 37, which point is 160 feet south of the northwest corner of said lot, as

measured along the rear boundary line of said Lot No. 37; running thence in a northerly direction, along the westerly boundary line of said Lot No. 37, 160 feet to a point, being the northwest corner of said lot; running thence in an easterly direction, along the northerly boundary line of said Lot No. 37, 384.3 feet, more or less, to the point of beginning.

Being the same property conveyed to Jacob Byrne, unmarried, by deed from Rebecca Pearson, unmarried, of record in Instrument No. 20260515-0043965, dated May 14, 2026, Register's Office for said County.

This conveyance is made subject to: (1) 2026 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Plat Book 843, Page 16, said Register's Office.

This conveyance is subject to Restrictive Covenants of record in Book 737, Page 258, Register's Office for said County.

unimproved ☐
This is improved ☒ property, known as 112 Spring Valley Rd., Nashville, TN 37214
(House No.) (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 hand this 14th day of July, 2026.

Jacob Byrne

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Jacob Byrne, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this, 14th day of July, 2026.

My Commission Expires: 1/24/28

Notary Public

PATRICIA NICHOLLS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY