Karen Johnson Davidson County
Batch # 1449049 DEEDWARR
07/20/2026 09:50:55 AM 2 pgs
Fees: $13.00 Taxes: $2,577.05
20260720-0065164

Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

39-B
File #26-1214

WARRANTY DEED

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, the undersigned **Anna K. Birdwell and Chase Birdwell, wife and husband**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Joseph S. Imburgia, an unmarried man**, hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 329 on the Plan of Traceside, Section Four, of record in Plat Book 9700, Page 125, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Anna K. Brannan by Warranty Deed from Jason E. Stout and Kelley S. Stout, husband and wife of record in Instrument No. 20200915-0105231, Register's Office for Davidson County, Tennessee, dated September 03, 2020 and recorded on September 15, 2020. Anna K. Brannan is now known as Anna K. Birdwell. Anna K. Birdwell is now married to Chase Birdwell who joins in this conveyance to convey any and all marital interest in subject property.

The property conveyed herein is subject to matters shown on the recorded plan, matters set out in the above referenced Declarations and By-Laws, if any, and to applicable easements, conditions, assessments and restrictions therein, and Property Taxes for the current year.

This is improved property, known as: 6217 Deerbrook Drive, Nashville, TN 37221.

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, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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.

NEW OWNER:
Joseph Imburgia
6217 Deerbrook Drive
Nashville, TN 37221

RESPONSIBLE FOR TAX PAYMENT
New Owner

TAX MAP-PARCEL #:
155-16-0A-116.00

WITNESS THE EXECUTION HEREOF this 14th day of July, 2026.

Anna K. Birdwell **Chase Birdwell**

State of Tennessee)
County of Davidson)

On this 14th day of July, 2026, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Anna Brannan Birdwell and Chase Birdwell, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires: 1/22/30

ANGELA Y. POSTON-WILLIAMSON NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: **$ 696,500.00.**

Affiant

Sworn and subscribed before me on this the 15th day of July, 2026.

Notary Public

My Commission Expires: _____

CARLIE VAN HUIS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES MARCH 09, 2027