WARRANTY DEED

Karen Johnson Davidson County
Batch# 1453015 DEEDWARR
07/31/2026 03:01:30 PM 3 pgs
Fees: $18.00 Taxes: $2,460.13
20260731-0070862

File #26-DW-2509-A

(SEAL)
C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-20-2028

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $664,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29 DAY OF July, 2026.

Notary Public
MY COMMISSION EXPIRES: _____

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO

Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Emily Bird and Jonathan Bird	**First Horizon Bank**	
(NAME)	(NAME)	**083 04 4B 001.00**
2509A Solon Drive	**165 Madison Avenue**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206	**Memphis, TN 38103**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged,

RODD BEERS AND ROBIN BEERS, A MARRIED COUPLE,

hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto

EMILY BIRD AND JONATHAN BIRD, WIFE AND HUSBAND,

hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

A certain unit located in Davidson County, Tennessee, being known and designated as Unit No. A of 2509 SOLON DRIVE COMMONS, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing 2509 SOLON DRIVE COMMONS, a Horizontal Property Regime, of record in Instrument No. 20170509-0045979, in the Register's Office for Davidson County, Tennessee, and with said Unit being depicted on Exhibit "B" to said Declaration; together with a percentage interest in the common elements as set forth in said Declaration.

Being the same property conveyed to Rodd Beers and Robin Beers, a married couple, by Warranty Deed from Kristina Renee Stoyka, a married person, of record in Instrument No. 20250529-0041937, in the Register's Office of Davidson County, Tennessee, dated May 28, 2025 and recorded on May 29, 2025.

Being the same property conveyed to Kristina Renee Phillips, an unmarried woman, by Warranty Deed from Mack Props, LLC, a Tennessee Limited Liability Company, of record in Instrument No. 20181004-0098819, in the Register's Office of Davidson County, Tennessee, dated September 28, 2018 and recorded on October 04, 2018.

This conveyance is subject to:
* Property Taxes for the year 2026 and all subsequent years.
* Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.
* Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of ROSEBANK PARK, as recorded in Plat Book 1835, Page 26.
* Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20170509-0045979.
* Covenants, Conditions and Restrictions as set forth in Building Restrictions recorded in Book 1907, Page 593.
* Charter for 2509 Solon Drive Commons Owners Association, Inc., recorded as Instrument No. 20170509-0045971.
* Any and all existing easements and restrictions as shown of record not stated herein

*The execution of this instrument is affected by the signature of **JOHN BISHOP** as Attorney-in-Fact for **RODD BEERS**, which Power of Attorney is recorded in Book ___, Page ___/Instrument Number __202607310070860____, Register's Office for **Davidson** County, Tennessee.*

*The execution of this instrument is affected by the signature of **JOHN BISHOP** as Attorney-in-Fact for **ROBIN BEERS**, which Power of Attorney is recorded in Book ___, Page ___/Instrument Number __202607310070861____, Register's Office for **Davidson** County, Tennessee.*

This is ____ **unimproved** __X___ **improved** property known as: **2509A Solon Drive, Nashville, TN 37206**.

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; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 the 29th day of July, 2026.

Rodd Beers by John Bishop, Attorney-In-Fact

Robin Beers by John Bishop, Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **JOHN BISHOP**, to me known (or proved to me on the basis of satisfactory evidence to be the person who executed the foregoing instrument in behalf of **RODD BEERS**, and who acknowledged he/she/they executed the same as the free act and deed of the said **RODD BEERS**.

Witness my hand and official seal this **29th** day of **July, 2026**.

Notary Signature
My Commission Expires: _____

S. DENISE WOODS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 4-19-2028

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **JOHN BISHOP**, to me known (or proved to me on the basis of satisfactory evidence to be the person who executed the foregoing instrument in behalf of **ROBIN BEERS**, and who acknowledged he/she/they executed the same as the free act and deed of the said **ROBIN BEERS**.

Witness my hand and official seal this **29th** day of **July, 2026**.

Notary Signature
My Commission Expires: _____

S. DENISE WOODS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 4-19-2028

True Copy Certification

I, **Denise Woods,** 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 this the 29 day of July, 2026.

Denise Woods
Affiant Signature
Date 7.29.2026

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 29 day of July, 2026.

Notary's Signature
MY COMMISSION EXPIRES: _____

