This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF Davidson

Actual consideration or value, whichever is greater is $284,000.00.

Affiant

ROZALIND RUTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Subscribed and sworn before me this the 31st day of July, 2026.

Notary Public

My commission expires: 1/4/2027

Karen Johnson Davidson County
Batch# 1455576 DEEDWARR
08/04/2026 11:27:30 AM 3 pgs
Fees: $18.00 Taxes: $1,050.80
20260804-0071658

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
William Derby	Legends Bank	122-01-0A 456.00
121 Antler Ridge Cir	310 North 1st Street	
Nashville, TN 37214	Clarksville, TN 37040	

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, DEBRA BIRCHFIELD, UNMARRIED, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to WILLIAM FREDERICK DERBY, JR. AND NANCY JEAN DERBY, HUSBAND AND WIFE, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee being Unit No. 45, together with the appurtenant interest in the common elements of Woodland Point Townhomes, Phase X, a Horizontal Property Regime established by Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20001011-0101044; First Supplement of record in Instrument No. 20020725-0089575; and Second Supplement of record in Instrument No. 20020904-0107261, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Site Plan attached as Exhibit "C" to the aforementioned Second Supplement of Declaration of Covenants, Conditions, and Restrictions of record in Instrument No. 20020904-0107261, to which plan reference is hereby made for a more complete description of said unit.

Beign the same property conveyed to Debra Birchfield, unmarried, by Warranty Deed from Daniel Canter and Patricia Canter, husband and wife, dated 4/29/2009 and recorded 4/30/2009 in Instrument No. 20090430-0039250, Register's Office for Davidson County, Tennessee.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 121 Antler Ridge Cir, Nashville, TN 37214.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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.

Please Return to:
Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206
File # RR-26-3238

dw

Witness my hand this the 31st day of July, 2026.

Debra Birchfield

STATE OF TENNESSEE
COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Debra Birchfield, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 31st day of July, 2026.

My commission expires:

9-7-26

Notary Public

BENJAMIN SEAMON
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

Certificate of Authenticity

I, Leslie Hayes, 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 7/31/2026.

Date

Affiant Signature

7/31/2026

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 31st day of July, 20 26.

Notary's Signature

JOHN HINTON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 03-04-2028

My Commission Expires: _____
Date

Notary's Seal (if on paper)