Karen Johnson Davidson County
Batch# 1467483 DEEDWARR
09/02/2026 03:10:30 PM 3 pgs
Fees: $18.00 Taxes: $2,220.00
20260902-0081399

SHANNON R. RICHARDSON
TENNESSEE
NOTARY
PUBLIC
COUNTY OF WILLIAMSON

(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $600,000.00.

Affiant

Subscribed and sworn to before me, this 28th day of August, 2026.

Notary Public

My commission expires: 3-20-2028

THIS INSTRUMENT PREPARED BY
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Jenner Leigh Kreifels	**New Owner**	**105-07-2E-005.00CO**
440 Merritt Ave		
Nashville, TN 37203		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I,

David Robert Byrnes, a married man,

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

Jenner Leigh Kreifels, an unmarried woman,

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

Land in Davidson County, Tennessee, being Unit No. 5 on the Plan of Pillow Street Cottages now known as We-Ho Cottages, a Townhouse Planned Unit Development, of record in Exhibit "B" in the Declaration of Covenants, Conditions and Restrictions in Instrument No. 20160415-0036657, amended in Instrument No. 20180406-0032472, amended in Instrument No. 20180607-0054928 and amended in Instrument No. 20180802-0075687, 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 all of the property conveyed to David Robert Byrnes, married man, by deed from Hidden Valley Homes, LLC, a Tennessee Limited Liability Company, of record in Instrument No. 20191125-0121308, dated November 21, 2019, Register's Office for Davidson County, Tennessee.

This Property was used for investment purposes only and has never been the martial residence of the GRANTOR

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

a. The current year's property taxes have been prorated and paid or are assumed by the Grantee. Subsequent taxes are assumed by the Grantee.
b. Sanitary Sewer Easement of record in Book 4030, Page 882, in the Register's Office for Davidson County, Tennessee.
c. Restriction for Storm Water Facilities and Systems of record in Instrument No. 20151208-0123507, in the Register's Office for Davidson County, Tennessee.
d. Charter for Homeowners Association of record in Instrument No. 20160415-0036656, in the Register's Office for Davidson County, Tennessee.
e. Deed of common areas to Homeowners Association of record in Instrument No. 20160930-0103576, in the Register's Office for Davidson County, Tennessee.
f. Sanitary Sewer and/or Storm Drainage Easement of record in Instrument No. 20161018-0109762 and Instrument No. 20180207-0012325, in the Register's Office for Davidson County, Tennessee.
g. Agreement for Dedication of Public Right of Way of record in Instrument No. 20180302-0020155, in the Register's Office for Davidson County, Tennessee.

h. Restrictive covenants contained in an instrument of record in Instrument No. 20160415-0036657, amended in Instrument No. 20180406-0032472, amended in Instrument No. 20180607-0054928 and amended in Instrument No. 20180802-0075687, Register's Office for Davidson County, Tennessee.
i. Subject to rights of others in and to common areas/elements.
j. Subject to lien for special assessment contained in DCCR's/Master Deed.
k. Subject to HOA dues- if any.
l. All other easements and restrictions of record.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

This is improved property known as 440 Merritt Ave, Nashville, TN 37203.

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 that I am 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 I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE , her 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 28th day of August, 2026.

David Robert Byrnes

STATE OF AV Idaho ~~Idaho~~
COUNTY OF Blaine

Personally appeared before me, the undersigned, a Notary Public for the State and County the aforesaid, David Robert Byrnes, with whom I am personally acquainted (or who proved to me his identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this ~~28th~~ AV 26th day of August, 2026.

Angela R Carter
Notary Signature
My commission expires: 11/30/2029

Angela R Carter
20234874
NOTARY PUBLIC
STATE OF IDAHO
MY COMMISSION EXPIRES 11/30/2029

RECORD & RETURN TO:
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, TN 37027

M&H File #: **26-503**

Certificate of Authenticity

I, A. Scott Hubbard, 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 8-28-2026.

Date

A. Scott Hubbard

Affiant Signature

August 28, 2026

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 28th day of August, 2026

Notary's Signature

My Commission Expires: _____
Date

Notary's Seal (if on paper)

ANN CASEY MARTIN
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 07-02-2029
DAVIDSON COUNTY

M&H File #: **26-503**