Karen Johnson Davidson County
Batch# 1470550 DEEDWARR
09/09/2026 01:02:30 PM 3 pgs
Fees: $18.00 Taxes: $1,887.00
20260909-0083612

THIS INSTRUMENT PREPARED BY:
Music City Title & Escrow, Inc.
4301 Hillsboro Pike, Suite 110
Nashville, Tennessee 37215

Address New Owner:	Send Tax Bills To:	Map-Parcel No.:
John McCullough Gibson, II 356 East Village Lane Nashville, TN 37216	New Owner	061 01 0A 050.00

GENERAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Barry Alan Byrd and Vickie Byrd, husband and wife,** ("Grantors"), have bargained and sold, and by these presents do hereby transfer, warrant and convey unto **John McCullough Gibson, II**, ("Grantee") all of our right, title and interest in and to that certain real property known as 356 East Village Lane, Nashville, TN 37216, together with all rights, privileges and appurtenances thereto and any improvements thereon as more particularly described as follows:

Land situated in Davidson County, Tennessee, being Unit 50, together with common and private elements appurtenant to said Units, as established in Declaration of Covenants, Conditions and Restrictions for East End Village (erroneously shown as East Village Lane in Warranty Deed of record in Instrument No. 20240328-0021837), formerly known as Arrowhead, a Horizontal Property Regime with Private Elements of record in Instrument No. 20190111-0003194, as amended in Instrument No. 20190521-0048039, in Instrument No. 20230606-0042999 and in Instrument No. 20230914-0072226, in the Register's Office of Davidson, Tennessee with Plat attached as Exhibit "B" to which reference is hereby made for a more particular description of said property.

Being the same property conveyed to Barry Alan Byrd and Vickie Byrd, husband and wife, by Special Warranty Deed from Luma Systems, LLC, A Tennessee Limited Liability Company dated March 22, 2024, and recorded March 28, 2024, of record in Instrument No. 20240328-0021837, in the Register's Office for Davidson County, Tennessee.

This is improved property known as 356 East Village Lane, Nashville, TN 37216.

This conveyance is subject to all restrictions, easements and planning documents of record.

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, his heirs and assigns forever; and we do covenant with the said GRANTEE 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, his heirs and assigns,

against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

In Witness Whereof, they, the said, **Grantors**, hereunto set by hands and seals this 2 day of September, 2026.

Barry Alan Byrd

Vickie Byrd

STATE OF NORTH CAROLINA

COUNTY OF HENDERSON

On this 2ND day of September, 2026, before me personally appeared **Barry Alan Byrd and Vickie Byrd**, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 2ND day of September, 2026.

Notary Signature
My commission expires: 09/22/2030

BRIAN ARELL
Notary Public, North Carolina
Henderson County
My Commission Expires
September 22, 2030

AFFIDAVIT OF VALUE

STATE OF Tennessee)
COUNTY OF Montgomery)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee pursuant to Tenn. Code. Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $510,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

AFFIANT

Sworn to and subscribed before me this 8th day of September, 2026.

Notary Public
My commission expires: 9/13/2028

ADDALITA STEPHENS
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

Certificate of Authenticity

I, Joshua A. Terry, 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 9/2/2026.

Affiant Signature – Joshua A. Terry

9/8/2026

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 9/8/2026

Notary Public

My Commission Expires: 5-10-27

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON