Karen Johnson
Batch # 1479073
10/01/2026 10:13:36 AM
Fees: $13.00 Taxes: $6,660.00

Davidson County
DEEDWARR
2 pgs

20261001-0090502

WARRANTY DEED

VIRGINIA DESJARLAIS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 03 2026

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,800,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th day of September, 2026

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, LLC, 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Robert Byrd and Hannah Rabon Byrd	New Owner	
(NAME)	(NAME)	
2412A 9th Avenue South		118-01-0-468.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37204		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/we, **William D. Edwards, Trustee of 9th Avenue Trust, dated September 25, 2018**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Robert Byrd and Hannah Rabon Byrd, husband and wife**, 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 Lot No. 1 on the Plan of Final Plat of Cottage Cove Subdivision, as shown on plat of record in Instrument No. 20100802-0060612, 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 9th Avenue Trust by Warranty Deed from Josh Farro and Jenna Farro, husband and wife of record in Instrument No. 20181015-0101699 Register's Office for Davidson County, Tennessee, dated October 11, 2018 and recorded on October 15, 2018.

This is property more commonly known as 2412A 9th Avenue South, Nashville, TN 37204.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2026 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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 and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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.

Prepared by:
Record and Return To:
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd., Suite 126
Nashville, TN 37215

Witness my/our hand this 28th day of September, 2026.

9th Avenue Trust, dated September 25, 2018

By: _____, Trustee
William D. Edwards, Trustee

STATE OF TENNESSEE
COUNTY OF KNOX

Before me, the undersigned, a Notary Public of the state and county aforesaid, personally appeared William D. Edwards, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself/~~herself~~ to be the Trustee of the 9th Avenue Trust U/A/D September 25, 2018 the within named bargainor, and that he/she as such Trustee executed the foregoing instrument for the purposes therein contained, by signing the name of the Trust by himself/~~herself~~ as Trustee.

Witness my hand, at office, this 28th day of September, 2026.

_____
Notary Signature
My commission expires: 4-2-2028

SUSAN K. WALKER
STATE OF TENNESSEE NOTARY PUBLIC
Comm. Exp. 4-2-2028
KNOX COUNTY