Bill Garrett Davidson County
Batch# 75258 DEEDWARR
04/02/2018 11:00:30 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20180402-0030127

ALAN M. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires November, 5, 2018

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ -0-

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd DAY OF MARCH, 2018.

Notary Public

MY COMMISSION EXPIRES: 11-5-18

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
COHEN & COHEN, ATTORNEYS AT LAW, 4908 CHARLOTTE AVENUE, NASHVILLE, TN 37209

THIS INSTRUMENT WAS PREPARED BASED SOLELY ON INFORMATION FURNISHED BY THE PARTIES. NO INDEPENDENT TITLE EXAMINATION HAS BEEN PERFORMED NOR OPINION RENDERED.

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
JENNIFER M. BRYANT, ET AL	**SAME**	**162-09-0A-133.00 CO**
(NAME) **5510 COUNTRY DRIVE, UNIT 133**	(NAME)	
(ADDRESS) **NASHVILLE, TN 37211**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

EXECUTRIX'S DEED

FOR AND IN 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, JENNIFER M. BRYANT, INDIVIDUALLY, AS SOLE DEVISEE UNDER THE LAST WILL AND TESTAMENT OF DOROTHY SOWELL DOBBS, AND AS EXECUTRIX OF THE ESTATE OF DOROTHY SOWELL DOBBS,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JENNIFER M. BRYANT AND MICHAEL CHRISTOPHER BRYANT, AS TENANTS IN COMMON WITH RIGHT OF SURVIVORSHIP,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A Condominium Apartment in Davidson County, Tennessee, described as follows, to wit:

Town House No. 133, Building No. 22, in a Horizontal Property Regime, as shown on the Plan of Hickory Valley Condominiums, Phase 2, as of record in Book 4460, page 133, Register's Office for said County, to which reference is hereby made.

Being the same property conveyed to Walter Chalmers Sowell, single, from Randall Phillips Builders, Inc., by deed of record in Book 4732, page 151, Register's Office for Davidson County, Tennessee.

The said Walter Chalmers Sowell having since died. His Last Will and Testament being probated and recorded as Imaging No. 2015/370177, bearing Docket No. 01P-1213, Seventh Circuit Court for Davidson County, Tennessee, Probate Division. The Will of Walter Chalmers Sowell devised said real property to Dorothy Sowell Dobbs. See Executrix's Deed dated April 3, 2002 to Dorothy Sowell Dobbs, unmarried, of record in Instrument No. 20020403-0040428, said Register's Office. The said Dorothy Sowell Dobbs having since died on or about April 3, 2017, Testate. Her Last Will and Testament having been admitted to Probate in the Seventh Circuit Court for Davidson County, Tennessee, bearing Docket No. 17P969, devised said property to **JENNIFER M. BRYANT.**

This is the same legal description as the prior deed of record.

This conveyance is subject to any and all easements, restrictions and conditions of record which may affect said property of record in the Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved(X) property, known as **5510 COUNTRY DRIVE, UNIT 133, NASHVILLE, TN 37211**
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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.

Witness my hand this 23 day of March, 2018.

Jennifer Bryant Executrix
JENNIFER M. BRYANT, EXECUTRIX OF THE ESTATE OF DOROTHY SOWELL DOBBS

Jennifer Bryant
JENNIFER M. BRYANT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Jennifer M. Bryant, Individually and as Executrix of the Estate of Dorothy Sowell Dobbs,** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 23 day of March, 2018.

My Commission expires: 11/5/2018

Lee A. Cohen
Notary Public

