Karen Johnson Davidson County
Batch# 626972 DEEDWARR
04/30/2021 01:20:30 PM 3 pgs
Fees: $18.00 Taxes: $3,385.50
20210430-0058332

WARRANTY DEED

CARMEN COATS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2022

JM-SB-RM-21-8630

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $915,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF APRIL, 2021.

Notary Public

MY COMMISSION EXPIRES: _____ (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
The Revocable Trust Agreement of Jason Burke dated September 26, 2019	**NEW OWNER**	
(NAME) **8329 & 8335 Poplar Creek Road (8630 McCrory Ln)**	(NAME)	**155-00-0-280.00** **155-00-0-279.00**
(ADDRESS) **Nashville, TN 37221**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **JAMES E.. BRYSON AND SARAH C. BRYSON, CO-TRUSTEES OF THE JAMES AND CAROL BRYSON LIVING TRUST DATED OCTOBER 4, 2016,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **JASON BURKE, TRUSTEE OF THE REVOCABLE TRUST AGREEMENT OF JASON BURKE DATED SEPTEMBER 26, 2019,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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 and 2 on the Plan of Underwood Subdivision of record in Instrument Number 20001020-0104049, 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 James E. Bryson and Sarah C. Bryson, also known as Carol Bryson, Trustees of The James & Carol Bryson Living Trust, established by the Revocable Trust Agreement of James E. Bryson and Sarah C. Bryson, also known as Carol Bryson dated October 4, 2016 by Quitclaim deed from James E. Bryson and wife, Sarah C. Bryson, also known as Carol Bryson of record in Instrument No. 20161013-0108446 Register's Office for Davidson County, Tennessee, dated October 4, 2016 and recorded on October 13, 2016.

This conveyance is subject to:
- Taxes for the year 2021 and subsequent years.
- Plan of record as Instrument Number 2001020-0104049, Register's Office of Davidson County, Tennessee.
- Easement(s) of record in Book 9405, Page 477, and Book 4152, page 759 in the aforesaid Register's Office.
- Right of First Refusal to Purchase Real Estate of record in Instrument Number 20150805-0077962, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **8329 & 8335 Poplar Creek Road (8630 McCrory Ln), Nashville, Tennessee 37221**.

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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(S), 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/our hand(s) this the 28th DAY OF APRIL, 2021.

The James and Carol Bryson Living Trust dated October 4, 2016

BY: _____
James E. Bryson
Co-Trustee

BY: _____
Sarah C. Bryson
Co-Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JAMES E. BRYSON, CO-TRUSTEE of THE JAMES AND CAROL BRYSON LIVING TRUST DATED OCTOBER 4, 2016, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged the execution of same to be his/her free act and deed.

Witness my hand and official seal, this the 28th of April, 2021.

_____
Notary Public
My Commission Expires: _____
(SEAL)



STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, SARAH C. BRYSON, CO-TRUSTEE of THE JAMES AND CAROL BRYSON LIVING TRUST DATED OCTOBER 4, 2016, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged the execution of same to be his/her free act and deed.

Witness my hand and official seal, this the 28th of April, 2021.

_____
Notary Public
My Commission Expires: _____
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

True Copy Certification

I, **Angie Lawless**, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of **TN**
County of **Davidson**

Personally appeared before me, **J. Brandon Miller**, a notary public for this county and state, **Angie Lawless** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 5-2-22

