Karen Johnson Davidson County
Batch# 663199 DEEDWARR
06/23/2021 12:38:30 PM 3 pgs
Fees: $18.00 Taxes: $1,942.50
20210623-0084940

Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

39-B
File #21-1402

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Andrew Wendell Bryant, married**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Mitchell Adam Moosbrugger and Amy Moosbrugger, husband and wife**, hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Unit 10, Gentry Way, as established by a Declaration of Covenants, Conditions and Restrictions, as shown on record in Instrument No. 20150324-0025105, as amended in Instrument No. 20160126-0007455, and Second Amendment in Instrument No. 20160518-0049529 in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Andrew Wendell Bryant, an Unmarried Man by Warranty deed from LVH2, LLC of record in Instrument No. 20160706-0068869 Register's Office for Davidson County, Tennessee, dated June 30, 2016 and recorded on July 06, 2016, and Scrivener's Affidavit recorded on September 30, 2016, in Instrument No 20160930-0103119. Andrew Wendell Bryant is now married to Elena Bryant and she joins in this conveyance to convey any and all marital interest in subject property.

The property conveyed herein is subject to matters shown on the recorded plan, matters set out in the above referenced Declarations and By-Laws, if any, and to applicable easements, conditions, assessments and restrictions therein, and Property Taxes for the current year.

This is improved property, known as: 225 Gentry Avenue, Nashville, TN 37206.

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, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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.

NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT	TAX MAP-PARCEL #:
Mitchell Adam Moosbrugger 225 Gentry Avenue Nashville, TN 37206	New Owner	083-06-0R-010.00

WITNESS THE EXECUTION HEREOF this 18th day of June, 2021.

Andrew Wendell Bryant by Elena Bryant as Attorney-in-Fact

Andrew Wendell Bryant by Elena Bryant, His Attorney in Fact

State of Tennessee)
County of Davidson)

On this the 18th day of June, 2021 before me personally appeared Elena Bryant, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Andrew Wendell Bryant, acknowledged that such person executed the same as the free act and deed of Andrew Wendell Bryant.

Notary Public

My Commission Expires: 3/8/22

ANGELA Y. POSTON-WILLIAMSON NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON

Elena Bryant

Elena Bryant

State of Tennessee)
County of Davidson)

On this 18th day of June, 2021, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Elena Bryant, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires: 3/8/22

ANGELA Y. POSTON-WILLIAMSON NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: **$ 525,000.00.**

Affiant

Sworn and subscribed before me on this the 18th day of June, 2021.

Notary Public

My Commission Expires: 3-1-2023

DEBORAH L. BISSELL STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF PERRY

True Copy Certification

I, Christopher M. Corriveau, 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.

C. M. C.

Signature

State of Tennessee
County of Davidson

Personally appeared before me, Rachel Marie Collins, a notary public for the state of Tennessee, Christopher M. Corriveau who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Rachel Marie Collins

Notary Signature

My Commission Expires: 3-6-2024

