Karen Johnson Davidson County
Batch# 677165 **DEEDWARR**
07/15/2021 10:35:27 AM 2 pgs
Fees: $13.00 Taxes: $2,612.20

20210715-0095227

Prepared by:
Record and Return To:
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd., Suite 130
Nashville, TN 37215

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$706,000.00.**

Affiant

Subscribed and sworn to before me, this the 14th day of July, 2021.

Notary Public

My commission expires:

(AFFIX SEAL)

VIRGINIA ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES NOVEMBER 6, 2021

THIS INSTRUMENT WAS PREPARED BY:
Gregory S. Perrone, PC, Attorney At Law
109 Westpark Drive, Suite 330, Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
James Dieck	New Owner	**160-11-0A-049.00 CO**
19 Bridlington Court		
Nashville, TN 37027		

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, WE,

Michael A. Bryant and wife, Catherine M. Bryant

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

James Dieck and Dinah Dieck, husband and wife

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:

Land in Davidson County, Tennessee, being Lot(s) 49, as shown on the map entitled Phases II, III & IV, Hemmingwood, of record in Book 6900, pages 6, 7 and 8, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

MICHAEL A. BRYANT AND WIFE, CATHERINE M. BRYANT, further conveyed said property to MICHAEL A. BRYANT AND CATHERINE M. BRYANT, AS TRUSTEES OF THE MICHAEL A. AND CATHERINE M. BRYANT, REVOCABLE LIVING TRUST, DATED SEPTEMBER 21, 2010, by Quitclaim Deed of record as Instrument No. 20130712-0072424, dated July 3, 2013, said Register's Office.

Being further conveyed to Michael A. Bryant and wife, Catherine M. Bryant by Quitclaim Deed from MICHAEL A. BRYANT AND CATHERINE M. BRYANT, AS TRUSTEES OF THE MICHAEL A. AND CATHERINE M. BRYANT, REVOCABLE LIVING TRUST, DATED SEPTEMBER 21, 2010, of record in Instrument No 20210715-0095226**, dated July 14, 2021 said Register's Office.**

THIS CONVEYANCE IS MADE SUBJECT TO TAXES FOR THE CURRENT YEAR, ANY AND ALL ZONING REGULATIONS, RESTRICTIONS, SETBACK LINES, EASEMENTS, AND ENCUMBRANCES OF RECORD, IF ANY, AS MAY AFFECT THE PREMISES.

This is improved (__X__) Unimproved (____) property known as **19 Bridlington Court, Nashville, TN 37027-4350**.

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 Grantors do covenant with said Grantees that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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/our hand(s) this 14th day of July, 2021.

Michael A. Bryant

Catherine M. Bryant

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public of said County and State, personally appeared **Michael A. Bryant and Catherine M. Bryant**, the bargainor(s) with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this **14th** day of **July, 2021.**

Notary Public

My Commission Expires: 8-7-23

KIM SEWELL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY