WARRANTY DEED

Karen Johnson Dav dson County
Batch# 740382 **DEEDWARR**
10/20/2021 02:53:35 PM 2 pgs
Fees: $13.00 Taxes: $1,480.00

20211020-0141084

JM-RMX-21-5045

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $400,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th DAY OF OCTOBER, 2021.

Notary Public

MY COMMISSION EXPIRES: 8/09/24

(AFFIX SEAL)

DANIEL DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 08-09-2024

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)
Zachary Bryant and Kayla Bryant	**Churchill Mortgage Corporation**	
(NAME) 2005 Brentwood Terrace ~~**5045 Edmondson Pike**~~	(NAME) **1749 Mallory Lane, Suite 100**	**147-10-0-074.00**
(ADDRESS) **Nashville, TN 37211**	(ADDRESS) **Brentwood, TN 37027**	
(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, **DALE TERNES, MARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **ZACHARY BRYANT AND KAYLA BRYANT, HUSBAND AND WIFE,** 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, and being all of Lot No. 319, Section five, Caldwell Country Estates, according to survey and plat of same appearing of record in Book 3300, page 16, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more accurate and complete description of said lot.

SAID Lot fronts 93.11 feet on the westerly side of Edmondson Pike and runs back 134.6 feet on the northeasterly line and 113 feet on the southwesterly line to a dead line in the rear on which it measures 100.5 feet.

INCLUDED IN THE ABOVE DESCRIPTION BUT EXCLUDED FROM THIS CONVEYANCE IS THE FOLLOWING PROPERTY conveyed to Metropolitan Government of Nashville and Davidson County by Warranty Deed in Book 7164, page 306, said Register's Office.

Land in Davidson County, Tennessee, being a part of Lot No. 319 on the Plan of Caldwell Country Estates, Section V, as of record in Book 3300, Page 16, Register's Office for said County.

Beginning at a point, said point being the northeastern property corner 25 feet from the centerline of Edmondson Pike; thence along said right-of-way line South 42 degrees 41 minutes West for 51.12 feet to a point; thence along a curve to the left of radius 750 feet for 41.99 feet to a point on the southern property line; thence North 50 degrees 31 minutes 28 seconds West for 5 feet to a point; thence along a curve to the right radius 755 feet for 42.27 feet to a point; thence North 42 degrees 41 minutes East for 51.12 feet to a point on the northern property line; thence along said property line South 47 degrees 19 minutes East for 5 feet to the point of beginning and containing an area of 466.25 square feet, more or less.

Being the same property conveyed to Dale Ternes by QuitClaim deed from Teresa Ternes of record in Instrument No. 20090223-0015462 Register's Office for Davidson County, Tennessee, dated February 2, 2009 and recorded on February 23, 2009 and Affidavit of Scrivener's Error recorded instrument No. 20190617-0058273.

Nancy Marie Ternes joins in this conveyance for the purpose of conveying any and all of her interest, marital or otherwise.

This conveyance is subject to:
- Taxes for the year 2021 and subsequent years.
- Plan of record in Plat Book 3300, Page 16, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 3279, Page 556, amended in Book 1788, Page 108 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: **5045 Edmondson Pike, Nashville, Tennessee 37211**.

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 18th DAY OF OCTOBER, 2021.

Dale Ternes

Nancy Marie Ternes

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before ~~me, the undersigned~~, a Notary Public in and for said County and State, DALE TERNES AND NANCY MARIE TERNES, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 18th of October, 2021.

Notary Public
My Commission Expires:
(SEAL)

MARGARET R. MEANS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 05/05/2025
DAVIDSON COUNTY

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