Name and Address of New Owner:
Joshua Henderson
4711 Benton Smith Road
Nashville, TN 37215

Send Tax Bills To:
New Owner

This Instrument Prepared By:
Broker Title & Escrow, LLC
1404 17th Avenue South
Nashville, TN 37212

Map & Parcel No: 146-16-0-092

Karen Johnson Davidson County
Batch# 743412 DEEDWARR
10/26/2021 08:49:30 AM 4 pgs
Fees: $23.00 Taxes: $1,276.50
20211026-0143537

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Benjamin Davin Bryant and Mary Lauren Bryant, devisees under the Last Will and Testament of Hazel M. Boyd**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Joshua Henderson, married,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Being Lot No. 105 on the Plan of Brentwood Hall, Section 5, as of record in Book 2133, Page 127, Register's Office for Davidson County, Tennessee further described as:

Said Lot No. 105 fronts 125 feet on the southerly side of Brentlawn Road and runs back 163.1 feet on the westerly line and 175.8 feet on the easterly line to a dead line, measuring 113 feet thereon.

Being the same property conveyed to Hazel M. Boyd by Warranty Deed from John Patrick Rowan, Jr. and wife, Martha S. Rowan dated March 24th 1961 and recorded March 29th 1961 of record in Book 3186, Page 630 in the Register's Office for Davidson County, Tennessee. Hazel M. Boyd died on 12/28/1998 leaving Benjamin Davin Bryant and Mary Lauren Bryant as devisees under the Last Will and Testament of Hazel M. Boyd. A probate was opened in Davidson CountyCircuit Court, Probate Division under Docket No. 99P-164 and recorded in Will Book 225, Page 443.

This conveyance is subject to the current year's property taxes which have been prorated, 2021 and subsequent years taxes are assumed by the Grantees, including Rollback taxes, if any, all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

Improved property known as: 485 Brentlawn Drive, Nashville, TN 37220

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 27th day of August, 2021.

_____(SEAL)
Benjamin Davin Bryant

Mary Lauren Bryant (SEAL)
Mary Lauren Bryant

STATE OF TENNESSEE
COUNTY OF Davidson

On this 27th day of August, 2021, before me personally appeared Benjamin Davin Bryant, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 27th day of August, 2021.

_____
Notary Signature
My commission expires:

STATE OF TENNESSEE
COUNTY OF Davidson

On this 27th day of August, 2021, before me personally appeared Mary Lauren Bryant, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 27th day of August, 2021.

_____
Notary Signature
My commission expires: 11.8.21

GREG FAIRBETTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires NOV. 8, 2021

AFFIDAVIT OF VALUE

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $345,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

_____
Affiant

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me this 27th day of August, 2021.

_____
Notary Signature
My commission expires: 11.8.21

GREG FAIRBETTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires NOV. 8, 2021

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 26 day of August, 2021.

Benjamin Davin Bryant (SEAL)
Benjamin Davin Bryant

(SEAL)
Mary Lauren Bryant

STATE OF TENNESSEE
COUNTY OF Morgan

On this 26 day of August, 2021, before me personally appeared Benjamin Davin Bryant, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 26 day of August, 2021.

LINDA A. ADAMS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF ROANE

Notary Signature
My commission expires: 2-15-2023

STATE OF TENNESSEE
COUNTY OF _____

On this _____ day of August, 2021, before me personally appeared Mary Lauren Bryant, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this _____ day of August, 2021.

_____
Notary Signature
My commission expires:

AFFIDAVIT OF VALUE

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $345,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

_____
Affiant

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me this 27th day of August, 2021.

_____
Notary Signature
My commission expires:

Tennessee Certification of Electronic Document

I, Connie Taylor, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 8/26/27/21 (date of document).

Connie Taylor
Affiant Signature

9/1/21
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 1st day of Sept, 2021.

Notary's Signature

MY COMMISSION EXPIRES: 05/09/2023

NOTARY PUBLIC

