Karen Johnson Davidson County
Batch# 798133 DEEDWARR
02/01/2022 11:36:06 AM 2 pgs
Fees: $13.00 Taxes: $2,812.00
20220201-0011531

WARRANTY DEED

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$760,000.00.**

Affiant

Subscribed and sworn to before me, this the 27th day of January, 2022.

Notary Public

My commission expires:

(AFFIX SEAL)

STACEY DENSON PALMER
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on
01/03/2023
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Kenton Bryant **Rachel Rinaldi Bryant**	New Owner	**Map 127-00-0 Parcel 039.00**
8041 Highway 70 S		
Nashville, TN 37221		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Anna Rebecca Hodges, unmarried

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

Kenton Bryant and Rachel Rinaldi Bryant, 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 No. 5 on the Plan on the Second Revision to the Final Plat of Anna Rebecca Estates, of record in Plat Book 9700, Page 273, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Anna Rebecca Hodges by Quitclaim Deed dated March 19, 2019 from Anna Rebeca Hodges a/k/a Anna Rebecca Hodges, of record in Instrument No. 20190501-0040127, Register's Office for Davidson County, Tennessee.

Conveyance of the above described is subject to the following: 1) The Plan of record in Plat Book 9700, Page 273, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein. 2) Restrictions contained Deed of record in Book 4508, Page 719, Register's Office for Davidson County, Tennessee. 3) Joint Driveway Easement Maintenance Agreement of record in Book 10274, Page 747, Register's Office for Davidson County, Tennessee. 4) Easement Agreement for subsurface septic disposal system of record in Book 10346, Page 599, Register's Office for Davidson County, Tennessee. 5) Taxes for the current year prorated and assumed by the Grantee.

This is improved (__x__) Unimproved (____) property, known as **8041 Highway 70 S, Nashville, TN 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 GRANTEES 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 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 **27th** day of **January, 2022.**

Anna Rebecca Hodges

Anna Rebecca Hodges

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Anna Rebecca Hodges,** the within named seller, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **27th** day of **January, 2022.**

Notary Public

JOHN T. COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires: 12/14/24