WARRANTY DEED

Karen Johnsor Davidson County
Batch# 799640 DEEDWARR
02/03/2022 11:09:52 AM 2 pgs
Fees: $13.00 Taxes: $980.50

20220203-0012865

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $265,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st DAY OF JANUARY, 2022.

Notary Public

MY COMMISSION EXPIRES: 11-6-2024
(AFFIX SEAL)

JIM MYERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 4275 Central Pike, Hermitage, TN 37076

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Marlin Chapman	Marlin Chapman	Parcel ID: 091-06-0-057.00-000
(NAME) ~~927 Marilyn Road~~ 8466 Old Charlotte Pike	(NAME) 8466 Old Charlotte Pike	
(ADDRESS) Pegram TN 37143 ~~Nashville, TN 37209~~	(ADDRESS) Pegram TN 37143	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Joseph Matthew Bryant, a married man**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Marlin Chapman**, 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. 14 on the Plan of West Park, as of record in Plat Book 2331, Page 17, Register's Office for Davidson County, Tennessee, to which Plat reference is hereby made for a more complete legal description.

Said Lot No. 14 fronts 50.09 feet on the easterly side of Marilyn Drive and runs back between lines 175 feet to a dead line measuring 50.07 feet thereon.

Being the same property conveyed to Linda M. Parker, By Warranty Deed Hazel Martin dated April 16, 1991 recorded April 24, 1991, of record in Book 8337, Page 234 Register's Office for Davidson County, Tennessee.

Also being the same property conveyed to Tracey R. Garrett, a married man, as to a 33.34% undivided interest, James D. Garrett, a married man, as to a 33.33% undivided interest and Spencer D. Garrett, a married man, as to a 33.33% undivided interest, as tenants in common, By Warranty Deed from Linda M. Parker, unmarried dated July 08, 2021 recorded July 09, 2021, of record as Instrument No. 20210709-0092729 Register's Office for Davidson

County, Tennessee.

And also being the same property conveyed to Joseph Matthew Bryant, a married man, By Warranty Deed from Tracey R. Garrett, a married man, as to a 33.34% undivided interest, James D. Garrett, a married man, as to a 33.33% undivided interest and Spencer D. Garrett, a married man, as to a 33.33% undivided interest, as tenants in common dated September 03, 2021 recorded September 07, 2021, of record as Instrument No. 20210907-0119319 Register's Office for Davidson County, Tennessee.

This property has never been the primary residence of the Grantor, his spouse or any dependents.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 927 Marilyn Road, Nashville, TN 37209

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 we do covenant with 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 our hands this 21st day of January, 2022.

Joseph Matthew Bryant

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State Joseph Matthew Bryant, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 21st day of January, 2022.

Notary Public
My Commission Expires: 2/19/24

(SEAL)