This instrument prepared by:
Momentum Title, LLC
318 Seaboard Lane Ste 115
Franklin, TN 37067
File Number: 7-15815-SL

Karen Johnson Davidson County
Batch# 817116 DEEDWARR
03/08/2022 09:20:30 AM 3 pgs
Fees: $18.00 Taxes: $1,202.50
20220308-0026076

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is $325,000.00.

Lauren Welch
Affiant

Subscribed and sworn to before me, this the 24th day of February, 2022.

Notary Public
My Commission Expires: 6/25/25

STEPHANIE LUNA
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY
MY COMMISSION EXPIRES 6-25-2025

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Nyna Bryant 1700 Greenhart Court Antioch, TN 37013	Gardner Financial Services, LTD, dba Legacy Mutual Mortgage 3503 Paesanos Parkway San Antonio, TX 78231	176 02 0 007.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **David Austin Whitehead, a single man and James Dylan Lyle, a single man**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Nyna Bryant, an unmarried woman**, hereinafter called the Grantee(s), his/her/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. 175, Section 14, on the Plan of Section 14 Peppertree Forest, of Record in Plat Book 7900, Page 501, Register's Office For Davidson County, Tennessee, To Which Plat Reference Is Hereby Made For a More Complete Legal Description is Incorporated Herein By Reference The Same as If Copied Fully Herein Verbatim.

Being the same property conveyed to James Dylan Lyle, a single man and David Austin White head, a single man, By Warranty Deed from Kimberly Forsyth, an unmarried woman, of record in Instrument No. 20181001-0096997, in the Register's Office of Davidson County, Tennessee, Dated September 28, 2018 and Recorded on October 01, 2018.

This is ☒ improved or ☐ unimproved property located at: **1700 Greenhart Court, Antioch, TN 37013.**

This conveyance is made subject to 1) Property taxes for the year 2022 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 24th day of February, 2022.

GRANTOR:

David Austin Whitehead

James Dylan Lyle

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared David Austin Whitehead and James Dylan Lyle, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 24th day of February, 2022.

JIM MYERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public
My Commission expires: 11-6-2024

Certificate of Authenticity

I, Kris Giammarco, do hereby make oath that I am 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 February 24, 2022.

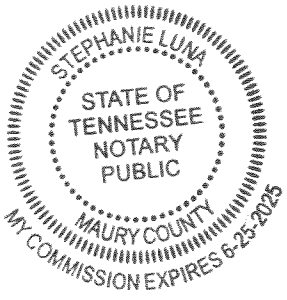
Affiant Signature

February 24, 2022
Date

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 24th day of February, 2022.

Notary's Signature
My Commission Expires: 6/25/25



Notary's Seal