WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF ~~WILSON~~ Williamson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $600,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28TH DAY OF MARCH, 2022.

Stacy R. Jacobs
Notary Public

MY COMMISSION EXPIRES: 3/7/2023

(AFFIX SEAL)

STACY R. JACOBS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-7-2023

Karen Johnson Davidson County
Batch# 835205 DEEDWARR
04/06/2022 10:03:30 AM 3 pgs
Fees: $18.00 Taxes: $2,220.00
20220406-0039673

THIS INSTRUMENT WAS PREPARED BY

Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100, Mount Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Christopher Bryant	Christopher Bryant	
(NAME)	(NAME)	
156 Spring Valley Road	156 Spring Valley Rd	095080202.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214	Nashville TN 37214	
(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 considerations, the receipt of which is hereby acknowledged, **we Patricia O'Neal Agee and Paul T. Agee, wife and husband**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Christopher Bryant, an unmarried man,** hereinafter called the GRANTEE(S), his/her/their 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 of Bluefield Square, Section One, as of record in Book 5200, Page 38 said Register's Office, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Donald R. Barrett, Jr., Trustee by Quitclaim Deed from Patricia O'Neal Agee (f/k/a Patricia S. O'Neal) and then Donald Barrett, Jr. conveys to Patricia O'Neal Agee and husband Paul T. Agee as Tenants by the Entirety, dated 10/20/2021, of record in Instrument 202110210141343, Register's Office for Davidson County, Tennessee.

All matters shown on the plat of record in Plat Book 5200, Page 38, in the Register's Office for Davidson County, Tennessee. Covenants, conditions, easements and restrictions recorded in Instrument No. 197804215276248, in the Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ 156 Spring Valley Road, Nashville, TN 37214
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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), his/her/their 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), his/her/their 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.

Effective the 28th day of March, 2022.

Patricia O'Neal Agee

Paul T. Agee

State of Tennessee
County of Wilson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Patricia O'Neal Agee and Paul T. Agee, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 28th day of March, 2022.

Notary Public:
My Commission Expires: 3.8.2025

TRACEY TRUMPHOUR
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mount Juliet, TN 37122

Certificate of Authenticity

I, Tonya Loftin, 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 **March 28, 2022**.

Date

Tonya Loftin
Affiant Signature

March 30, 2022
Date

State of TN

County of Rutherford

Sworn to and subscribed before me this 30th day of March, 2022.

Notary's Signature

CHRISTIE PERRY
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY

My Commission Expires: 7/22/2022
Date

Notary's Seal (if on paper)