Karen Johnson Davidson County
Batch# 835971 DEEDWARR
04/07/2022 10:25:30 AM 3 pgs
Fees: $18.00 Taxes: $1,073.00
20220407-0040348

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $290,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF March, 2022.

Notary Public

MY COMMISSION EXPIRES: 9/2/24
(AFFIX SEAL)

SARAH AMES
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES SEPTEMBER 02, 2024

THIS INSTRUMENT WAS PREPARED BY
Matthew Noggle, Attorney at Law, 4235 Hillsboro Pike, Suite 300, Nashville, TN 37215

File No.: 2022-GTE-86

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Michael J. Bryson, Jr and Amber Bryson	Same as owner	162 07 0 033.00
(NAME) 80 Tusculum Road	(NAME)	
(ADDRESS) Nashville, TN 37013	(ADDRESS)	
(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, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Rosalie Lincoln, an unmarried woman** (the "**Grantor**"), has bargained and sold, and by these presents does hereby transfer, grant and convey to **Michael J. Bryson, Jr. and Amber Bryson, husband and wife** (the "**Grantee(s)**"), their heirs and assigns, that certain parcel of land in Davidson County, State of Tennessee, described as follows (the "**Property**"), to-wit:

Land in Davidson County, Tennessee, being Lot No. 20 on the Plan of Antioch Park, Section 1, as of record in Book 3600, Page 96, Register's Office for Davidson County, Tennessee.

Said Lot No. 20 fronts 76.10 feet on the Northerly side of Tusculum Road and extends back 146.1 feet on the Easterly line and 145.6 feet on the Westerly line, to a line in the rear on which it measures 73.0 feet.

Being the same property conveyed to Albert Lincoln and wife, Rosalie A. Lincoln, by Warranty Deed from Carl W. Smithson and William H. Smithson, partners, d/b/a Smithson Construction Company, of record in Book 4111, Page 800, in the Register's Office of Davidson County, Tennessee, dated March 09, 1967 and recorded on March 16, 1967. Albert Lincoln predeceased Rosalie A. Lincoln leaving her as the surviving tenant by the entirety.

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to (1) real property taxes for 2022 and subsequent years, a lien not yet due and payable, (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) any building restrictions, and (6) and all other matters of public record.

This is improved property located at 80 Tusculum Road, Nashville, TN 37013.

TO HAVE AND TO HOLD the Property with all the appurtenances, estate, title, and interest thereunto belonging or in any wise appertaining unto the Grantee(s), their successors and assigns, in fee simple forever.

Grantor covenants with Grantee(s) that Grantor is lawfully seized and possessed of the Property in fee simple and has a good right to convey the Property. Grantor further covenants with Grantee(s) that the Property is free from all encumbrances, except for the Permitted Exceptions. Grantor further covenants and binds himself, and his heirs and assigns, to warrant and forever defend the title to the Property to Grantee(s), their successors and assigns against the lawful claims of all persons, subject to the Permitted Exceptions.

IN WITNESS WHEREOF, the Grantor has executed this Warranty Deed the 31st day of March, 2022.

GRANTOR:

Rosalie Lincoln

Rosalie Lincoln

STATE OF TENNESSEE)

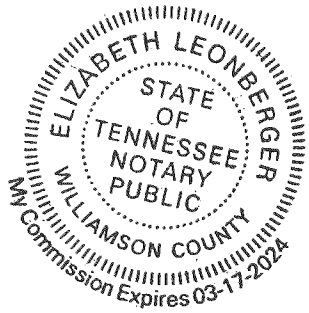
COUNTY OF Williamson

Before me, the undersigned, a Notary Public in and for the State aforesaid, personally appeared Rosalie Lincoln, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged the due execution of the foregoing instrument.

WITNESS my hand, at office, this 31 day of March, 2022.

Notary Public

My Commission Expires: 3·17·24



TRUE COPY CERTIFICATION

I, Sarah Ames, 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 31, 2022.

Signature
Date: March 31, 2022

STATE OF TENNESSEE)
)
COUNTY OF RUTHERFORD)

On this 31st day of March, 2022 personally appeared before me, a notary public for the State aforesaid, Sarah Ames, personally known by me or proven on the basis of satisfactory evidence, who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

My Commission Expires 03/15/2025

CARSON TURNER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD