BOX 10-A

WARRANTY DEED

Karen Johnson Davidson County
Batch# 848984 DEEDWARR
05/02/2022 10:32:49 AM 2 pgs
Fees: $13.00 Taxes: $858.40

20220502-0050556

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $232,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 29TH DAY OF APRIL, 2022.

Notary Public

MY COMMISSION EXPIRES: 4/27/2025
(AFFIX SEAL)

JOSEPH WHITE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO PIKE, STE 300
NASHVILLE, TN 37215

THIS INSTRUMENT WAS PREPARED BY
Hardeman, Montgomery & Potter, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Nora S. Tretter		
(NAME)	(NAME)	
1454 East Cedar Lane	Same	053 09 0A 024.00
(ADDRESS)	(ADDRESS)	
Madison, TN 37115		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **MARY E. BRYAN, UNMARRIED**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **NORA S. TRETTER**, 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:

Being Unit No. 1454 of Neely's Bend Villas, A Condominium Development, as of record in Book 5200, Page 262, Register's Office for said County, to which reference is hereby made for a more complete and accurate description of said unit, together with the appurtenant in the common elements of Neely's Bend Villas, a horizontal property regime established by Master Deed of record in Book 5625, Page 1, as amended in Book 6119, Page 322 and Book 10268, Page 492, said Register's Office.

Being the same property conveyed to William A. Bryan and Wife, Mary E. Bryan, by Warranty Deed from Jack Driver and Son, Inc., a Tennessee Corporation, of record in Book 5652, Page 572, in the Register's Office of Davidson County, Tennessee, dated September 17, 1980 and recorded on September 18, 1980. The above said William A. Bryan died on February 09, 2022.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

This is improved x property, known as 1454 East Cedar Lane, Madison, TN 37115
(unimproved)
(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 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 my hand this 29th day of April, 2022

Mary E. Bryan, By: Tim Bryan Attorney in fact

MARY E. BRYAN, BY: TIM BRYAN, ATTORNEY IN FACT

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary having authority within the State and County aforesaid, Tim Bryan, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument on behalf of Mary E. Bryan and acknowledged that he executed the same as the free act of Mary E. Bryan.

Witness my hand and official seal this 29th day of , 2022.

Commission expires:

D. DYLAN POTTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-3-2025

Notary Public