Karen Johnson Davidson County
Batch# 860297 DEEDWARR
05/20/2022 02:41:30 PM 3 pgs
Fees: $18.00 Taxes: $832.50
20220520-0059092

This Instrument Prepared By:
R. Francene Kavin, Attorney-at-Law
Watauga Title and Escrow Co., LLC
230 Glenis Drive, Suite 304, Liberty Square
Murfreesboro, Tennessee 37129
from information furnished by the parties

ADDRESS NEW OWNER:
Caroline Elizabeth Williams
5813 Brentwood Trace
Brentwood, TN 37027

SEND TAX BILL TO:
Mortgagee

MORTGAGEE:
Legacy Homes Loans, LLC dba Steadfast Mortgage
4004 Hillsboro Pike, Ste. 210B
Nashville, TN 37215

Map/Parcel
#160-14-0B-109.00-CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named , and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Dan E. Elkins, Executor of the Estate of Judy A. Bryant, deceased, with full power of sale without the joinder of any beneficiary,** hereinafter called the "GRANTOR", has bargained and sold, and by these presents, does transfer and convey unto **Caroline Elizabeth Williams, unmarried woman,** hereinafter called the "GRANTEE", her 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 **Unit 5813 on the Plan of 2nd Revision Brentwood Trace Condominiums** of record in Plat Book 5200, page 261, Register's Office for Davidson County, Tennessee, and described in the Master Deed of Brentwood Trace Condominiums, a Horizontal Property Regime, created under Title 66, Section 27-101, et.seq., as amended, Tennessee Code Annotated, and as established by a Master Deed of record in Book 5524, page 415, as amended in Book 5545, page 510, Register's Office for Davidson County, Tennessee. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of Brentwood Tract Condominiums contained in said Master Deed in Book 5545, page 415, as amended in Book 5524, page 510, and By-Laws in Book 5524, page 415, as amended in Book 5524, page 424, are incorporated herein by reference and made a part hereof the same as though copied herein, together with the undivided interst in the common elements appurtenant to said unit as set forth in said Master Deed.

Being the same property conveyed to Fred L. Bryant and wife, Ann B. Bryant, and Judy A. Bryant, unmarried, as joint tenants with rights of survivorship by Warranty Deed dated May 29, 1998, from Michael H. Jones, unmarried, of record in Book 10953, page 353, Register's Office for Davidson County, Tennessee. Fred Lee Bryant died on June 12, 2008, and Ann B. Bryant died on October 18, 2011, leaving the said Judy A. Bryant as the surviving tenant. Judy A. Bryant died testate on July 14, 2021 and by the terms of her Last Will and Testament of record in Docket No. 21P1586, Circuit Court of Davidson County, Tennessee, Probate Division, giving full power of sale without the joinder of any beneficiary to the Executor, Dan E. Elkins. See also court Order entered April 22, 2022, giving said Executor to close on the sale of the above real property.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2022 and subsequent years.

This is **improved** property known as **5813 Brentwoood Trace, Brentwood, Tennessee 37027.**

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, her heirs and assigns, forever, and, GRANTOR does covenants with the said GRANTEE that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and, GRANTOR, does further covenant and bind himself, his heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, and her heirs and assigns, against the lawful claims of all persons whomsoever. Whereever 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 the 13th day of **May, 2022**.

Dan E. Elkins, Executor of the Estate of Judy A. Bryant, deceased

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, a notary public in and for said county and state, the within named **Dan E. Elkins**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself to be the Executor of the **Estate of Judy A. Bryant, deceased**, the within named bargainor, and he as such Executor, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of said Estate by himself as such Executor.

WITNESS my hand and official seal this 13th day of May, 2022.

R. FRANCENE KAVIN
NOTARY PUBLIC

R. FRANCENE KAVIN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

My Commission Expires: Oct 12, 2024

STATE OF TENNESSEE
COUNTY OF Williamson

The actual value or consideration, whichever is greater, for this transfer is $225,000.00.

AFFIANT

CHERIE FRANKLIN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 04-13-2025

Subscribed and sworn to before me on this 13 day of May, 2022.

NOTARY PUBLIC

My Commission Expires: 4-13-25

File No. 22046984

True Copy Certification

I, Yvette Meldrum, 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 May 17, 2022.

Affiant Signature _____

May 17, 2022

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 17th day of May 2022.

_____
Notary's Signature

MY COMMISSION EXPIRES: 1-26-25

