(1) mail

BRIDGEHOUSE TITLE
342 COOL SPRINGS BLVD
STE 202
FRANKLIN, TN 37067

Prepared By & Return To:
Tennessee Title Services LLC-Dickson
207 North Main Street
Dickson, TN 37055
D-22-2743

Karen Johnson Davidson County
Batch# 877042 DEEDWARR
06/24/2022 08:56:49 AM 3 pgs
Fees: $18.00 Taxes: $1,202.50

20220624-0072190

POLLY E. LAVIT
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 07-17-2022

STATE OF Tennessee
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $325,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 21st day of June, 2022

Notary Public

Commission Expires: _____

Address of New Owner	Send Tax Bills To:	Map & Parcel
Sarah McGehee 3133 Harpeth Springs Drive Nashville, TN 37221	~~New Owner~~ SH Pinnacle Bank 150 3rd Ave S, Suite 1900 Nashville, TN 37201	141 06 0D 065.00

WARRANTY DEED

FOR AND IN 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, I/WE,

Angela Bryan, a married woman and Anna Bryan K/N/A Anna Bryan Conklin, a married woman

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Sarah McGehee, an unmarried woman

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:

Land in Davidson County, Tennessee, being Unit 65 on the Plan of Riverbridge Community, of record in Instrument No. 20030213-0019999, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description thereof.

BEING the same property conveyed by Warranty Deed from Jaime West, unmarried to Angela Bryan, married and Anna Bryan, as joint tenants with right of survivorship, recorded February 6, 2007, as Instrument No. 20070206-0015526 in Davidson County, Tennessee Register of Deeds. Consideration for conveyance in the amount of $149,900.00.

Anna Bryan is one in the same person as Anna Bryan Conklin

Commonly Known As: 3133 Harpeth Springs Drive, Nashville, TN 37221

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 3133 Harpeth Springs Drive, Nashville, TN 37221

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 so 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.

Dated this the 21st day of June, 2022.

Anna Bryan N/K/A Anna Bryan Conklin

Ryan Christopher Conklin

STATE OF Ohio
COUNTY OF Delaware

On this 21st day of June, 2022, before me personally appeared Anna Bryan Conklin and Ryan Christopher Conklin to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 21st day of June, 2022.

Notary Signature
My commission expires: Ø

NOTARIAL SEAL STATE OF OHIO

EVIN Z. BACHELOR
Attorney at Law
NOTARY PUBLIC
STATE OF OHIO
My Commission Has
No Expiration Date
Section 147.03 O.R.C.

Dated this the 20th day of June, 2022.

Angela Bryan

Robley Mitchell Bryan

STATE OF Georgia
COUNTY OF Irwin

On this 20th day of June, 2022, before me personally appeared Angela Bryan, Robley Mitchell Bryan to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 20th day of June, 2022.

Barbara P. Bryan
Notary Signature
My commission expires: May 26, 2026

BARBARA P BRYAN
Notary Public - State of Georgia
Irwin County
My Commission Expires May 26, 2026