Batch# 946485 DEEDWARR
12/01/2022 11:36:25 AM 2 pgs
Fees: $13.00 Taxes: $1,498.50
20221201-0125841

Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

39-B
File #22-1418

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Terry H. Bryan and Mary-Claire Bryan, husband and wife**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Tanya Lynn Vieira,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 124 and part of Lot No. 125 on the Plan of Map of Subdivision of Lots No's 3 and 4 and parts of 5 and 6, Cumberland Nurseries Plan, of record in Plat Book 332, Page 148, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Terry H. Bryan, unmarried by Warranty Deed from Andrew J. Boyd and wife, Joyce M. Boyd of record in Instrument No. 20180724-0072261 Register's Office for Davidson County, Tennessee, dated July 19, 2018 and recorded on July 24, 2018.

Being the same property conveyed to Terry Bryan and Mary-Claire Bryan, husband and wife by Quitclaim Deed from Terry H. Bryan, a married man who acquired title as an unmarried man of record in Instrument No. 20191022-0108129 Register's Office for Davidson County, Tennessee, dated October 16, 2019 and recorded on October 22, 2019.

The property conveyed herein is subject to matters shown on the recorded plan, matters set out in the above referenced Declarations and By-Laws, if any, and to applicable easements, conditions, assessments and restrictions therein, and Property Taxes for the current year.

This is improved property, known as: 101 Jay Street, Nashville, TN 37210

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, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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.

NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT**	**TAX MAP-PARCEL #:**
Tanya Lynn Vieira	New Owner	**119-06-0-012.00**
101 Jay Street		
Nashville, TN 37210-5221		

WITNESS THE EXECUTION HEREOF this 30th day of November, 2022.

Terry H. Bryan

Mary-Claire Bryan

State of Tennessee)
County of Davidson)

On this 30th day of November, 2022, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Terry H. Bryan and Mary-Claire Bryan, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires: 3/3/26

ANGELA Y. POSTON-WILLIAMSON NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: **$ 405,000.00.**

Affiant

Sworn and subscribed before me on this the 30th day of November, 2022.

Notary Public

My Commission Expires: 3/3/26

ANGELA Y. POSTON-WILLIAMSON NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON