This instrument prepared by:
Momentum Title, LLC
1704 Charlotte Avenue
#105
Nashville, TN 37203
File Number: 4-20217-MC

Karen Johnson Davidson County
Batch# 974772 DEEDWARR
02/28/2023 08:09:30 AM 4 pgs
Fees: $23.00 Taxes: $1,494.80
20230228-0013817

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is $404,000.00.

Affiant

Subscribed and sworn to before me, this the 24th day of February, 2023.

Notary Public
My Commission Expires: 7/25/26

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Dalton Esley McHenry and Lauren Ann Graham 727 Woodmere Drive Nashville, TN 37217	FirstBank 722 Columbia Avenue Franklin, TN 37064	119 08 0 037.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Jonathan D. Bryant, a married man**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Dalton Esley McHenry and Lauren Ann Graham, both unmarried, as tenants in common with right of survivorship**, hereinafter called the Grantee(s), his/her/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 Lot No. 40 on the Plan of Glencliff Estates, Section 3, of record in Book 1424, Page 1, Register's Office for Davidson County, Tennessee.

Said Lot No. 40 fronts 130 feet on the southwesterly margin of Woodmere Drive and extends back between parallel lines 222.4 feet on the southeasterly line, and 250.9 feet on the northwesterly line, to a dead line in the rear measuring 133.1 feet thereon.

Being the same property conveyed to Jonathon D. Bryant by Warranty Deed from Rebecca R. McCauley, (AKA Rebecca Gossett) married of record as Instrument No. 20050823-0100537 in the Register's Office for Davidson County, Tennessee, dated August 19, 2005 and recorded on August 23, 2005; Re-Recorded December 6, 2005 in Instrument No. 20051206-0146508.

Victoria J. Bryant joins in the execution of this instrument to convey any and all marital rights she may have in said property

This Instrument executed on behalf of Jonathan D. Bryant ("Principal") by Victoria J. Bryant pursuant to the Power of Attorney of record in Instrument Number 202302280013816, Register's Office for Davidson County, Tennessee. The affidavit of said Attorney in Fact is attached as Exhibit "A" to this instrument and incorporated herein by reference.

This is ☒ improved or ☐ unimproved property located at: **727 Woodmere Drive, Nashville, TN 37217**

This conveyance is made subject to 1) Property taxes for the year 2023 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 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) building restrictions; and 6) other matters of public record.

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. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 24th day of February, 2023.

GRANTOR:

Jonathan D. Bryant by Victoria J. Bryant his attorney-in-fact

Jonathan D. Bryant by Victoria J. Bryant, his Attorney-In-Fact

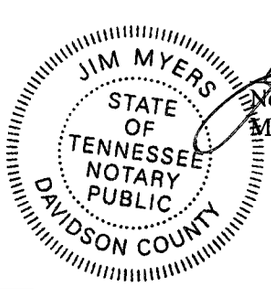
Victoria J. Bryant

Victoria J. Bryant

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared **Victoria J. Bryant** , the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 24th day of February, 2023.

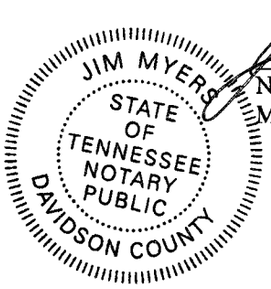


Notary Public
My Commission expires: 11-6-2024

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared **Victoria J. Bryant** the within named bargainor(s), with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged the execution of the within instrument on behalf of **Jonathan D. Bryant** ("Principal"), as Attorney-in-Fact and as the free Act and Deed of the said Principal.

WITNESS my hand and seal at office this 24th day of February, 2023.



Notary Public
My Commission expires: 11-6-2024

EXHIBIT "A"
TO Warranty Deed
From: Jonathan D. Bryant
To: Dalton Esley McHenry and Lauren Ann Graham

STATE OF TENNESSEE
COUNTY OF Davidson

The undersigned Affiant, being first duly sworn, deposes and says as follows:

1. That the document to which this affidavit is exhibited is executed by the undersigned as Attorney in Fact for the Principal(s) thereon shown.

2. That this execution is proper and within the scope of the Power of Attorney referenced in the instrument.

3. Pursuant to the provisions of Tennessee Code Annotated, Section 34-6-105(c), of the Uniform Durable Power of Attorney Act, the undersigned Affiant certifies that at the time of execution of said documents the Affiant had no knowledge or notice of the termination of the Power-of-Attorney, either by revocation or by the principal's death, disability, or capacity.

Further the Affiant Saith not.

Affiant

WITNESS my hand and seal at office this 24th day of February, 2023.

Notary Public
My Commission Expires: 11-6-2024

JIM MYERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

202302280013817

True Copy Certification

As required under T.C.A §66-24-101(d)(3) et seq.

I, **L. Broner McCoy**, 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 2/24/23 (date of document).

L. Broner McCoy
Date: 2/24/23

STATE OF TENNESSEE
COUNTY OF CHEATHAM

Sworn to and subscribed before me this the 24th day of February, 2023.

NOTARY PUBLIC
My Commission expires: 2.5.25

KAYTLYN N. DODSON
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY