(2)

WARRANTY DEED

Karen Johnson Davidson County
Batch# 990498 **DEEDWARR**
04/11/2023 10 56 24 AM 2 pgs
Fees $13 00 Taxes $2,775 00

20230411-0026324

File #23-PA-1907-B-V

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $750,000 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th DAY OF April, 2023

Notary Public

D. DYLAN POTTER STATE OF TENNESSEE NOTARY PUBLIC

MY COMMISSION EXPIRES 11/3/2025

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

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

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP / PARCEL NUMBER (S)
John M. Bryant and Kelsey J. Peters	**New Owner**	
(NAME) **1907 B Bransford Avenue**	(NAME)	**105 11 0R 002.00**
(ADDRESS) **Nashville, TN 37204**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **ASHLEY H. CORLEY AND SCOTT M. CORLEY, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **JOHN M. BRYANT AND KELSEY J. PETERS, HUSBAND AND WIFE,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit

A certain unit located in Davidson County, Tennessee, being known and designated as Unit No B of 1907 Bransford Avenue, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing 1907 Bransford Avenue, a Horizontal Property Regime, of record in Instrument No 20151210-0124262, in the Register's Office for Davidson County, Tennessee, and with said Unit being depicted on Exhibit "B" to said Declaration, together with a percentage interest in the common elements as set forth in said Declaration

Being the same property conveyed to Scott M Corley and Ashley H Corley, by Warranty Deed from Kevin Ross Trager and Andrea Lynn Trager, Husband and Wife, of record in Instrument No 20180625-0060949, in the Register's Office of Davidson County, Tennessee, dated June 20, 2018 and recorded on June 25, 2018

This conveyance is subject to
*Declaration of Covenants, Conditions and Restrictions recorded in Instrument No 20151210-0124262
* Any and all existing easements and restrictions as shown of record not stated herein

This is ____ **unimproved** __X___ **improved** property known as **1907 B Bransford Avenue, Nashville, TN 37204**

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(S), their heirs and assigns forever, and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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

BOX 10-A

Witness my/our hand(s) this the 6th day of April, 2023

Ashley H Corley

Ashley H Corley

Scott M. Corley By: Ashley H. Corley, Attorney in Fact

Scott M Corley by Ashley H Corley, Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 6th day of April, 2023, before me personally appeared Ashley H. Corley, 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 6th day of April, 2023

Notary Signature
My commission expires 8-20-2023

JOHN W. BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 6th day of April, 2023, before me personally appeared Ashley H Corley, to me known (or proved to me on the basis of satisfactory evidence), to be the person who executed the foregoing instrument on behalf of Scott M Corley and acknowledged that he executed the same as the free act and deed of the said Scott M Corley

Witness my hand, at office, this 6th day of April, 2023

Notary Signature
My commission expires. 8-20-2023

JOHN W. BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

RETURN TO:
Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204