WARRANTY DEED

Karen Johnson Davidson County
Batch# 993216 DEEDWARR
04/18/2023 03 01 28 PM 2 pgs
Fees $13 00 Taxes $8,140 00

20230418-0028554

G-FSBO-23-1125

BRANYAN JILL
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on
03/16/2026
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $2,200,000 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th DAY OF APRIL, 2023

Notary Public

MY COMMISSION EXPIRES 03-16-26

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP / PARCEL NUMBER (S)
Suzanne Brown Bryant and Paul A. Bryant	**Suzanne Brown Bryant and Paul A. Bryant**	
(NAME) **1125 Brookmeade Drive**	(NAME) **1125 Brookmeade Drive**	**131-04-0-232.00**
(ADDRESS) **Nashville, TN 37204**	(ADDRESS) **Nashville, TN 37204**	
(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, **NAN DORA KINGSLEY, TRUSTEE OF THE KINGSLEY FAMILY TRUST DATED FEBRUARY 18, 2020,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **SUZANNE BROWN BRYANT AND PAUL A. BRYANT, WIFE AND HUSBAND,** 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·

Land in Davidson County, Tennessee, being Lot No 33 on the Plan of Duncanwood of record in Plat Book 1424, Page 139, 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 Nan Dora Kingsley, Trustee of the Kingsley Family Trust by Warranty Deed from Stephen Church, Trustee of the 8GCO Revocable Living Trust u/a/d July 21, 2014 of record in Instrument No. 20200114-0004869, Register's Office for Davidson County, Tennessee, dated January 07, 2020 and recorded on January 14, 2020

This conveyance is subject to
- Taxes for the year 2023 and all subsequent years, a lien not yet due and payable
- Subject to all matters shown on the Plan of record in Plat Book 1424, Page 139, Register's Office for Davidson County, Tennessee
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as **1125 Brookmeade Drive, Nashville, Tennessee 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

Witness my/our hand(s) this the 13 DAY OF APRIL, 2023

Kingsley Family Trust dated February 18, 2020

BY Nan Dora Kingsley
Nan Dora Kingsley
Trustee

STATE OF California
COUNTY OF VENTURA

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, NAN DORA KINGSLEY, TRUSTEE of KINGSLEY FAMILY TRUST DATED FEBRUARY 18, 2020, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged the execution of same to be his/her free act and deed

Witness my hand and official seal, this the 13 of April, 2023

Dale Hanson
Notary Public
My Commission Expires 12.17.2025
(SEAL)

DALE HANSON
COMM # 2387287
NOTARY PUBLIC-CALIFORNIA
VENTURA COUNTY
My Commission Expires DECEMBER 17, 2025

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212