Karen Johnson Davidson County
Batch# 1023166 DEEDWARR
07/06/2023 02:14:30 PM 3 pgs
Fees: $18.00 Taxes: $1,295.00
20230706-0051724

THIS INSTRUMENT PREPARED BY AND RETURN TO: **MHPS Title & Escrow** 1935 21st Avenue South, Suite 100 Nashville, Tennessee 37212 (615) 800-7096	STATE OF TENNESSEE COUNTY OF WILLIAMSON The actual consideration for this transfer is: $350,000.00 AFFIANT Subscribed and sworn to before me, this 30th day of June, 2023 NOTARY PUBLIC My Commission Expires:

BRANDEE GILLIAM
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DICKSON
MY COMM. EXPIRES APRIL 23, 2024

WARRANTY DEED

Address New Owner Black Lion Enterprise 1300 Harding Place Nashville, TN 37215	**Send Tax Bills To:** New Owner	**Tax Information:** 073-11-0-085

FOR AND IN CONSIDERATION of the sum of THREE HUNDRED FIFTY THOUSAND DOLLARS AND NO CENTS ($350,000.00), cash in hand, paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged on this the 30th day of June, 2023, the undersigned, **Kathy Charlton Deshotels, Trustee of the Edwin L. Bryan Revocable Trust,** and hereinafter called the Grantor, has bargained, sold, and by the presents does transfer and warrant to **Black Lion Enterprise, a Tennessee Limited Liability Company** hereinafter called the Grantee and Grantee's successors and assigns, all of Grantor's right, title and interest in and Grantee's successors and assigns, all of Grantor's right, title and interest in to the following described real estate located in Davidson County, and more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 65 on the Plan of Sunset View Subdivision Section 1, Revised, of record in Book 2663, Page 27, Register's Office for said County. Said Lot No. 65 fronts 107 feet on the Southwesterly side of Cabin Hill Road and extends between measuring 328.8 feet on the Northwesterly line and 295.7 feet on the Southwesterly line to a dead line in the rear measuring 111.1 feet.

Being the same property conveyed to Edwin ("Eddie") L. Bryan and Mary K. Bryan, Trustees, Bryan Family Revocable Living Trust Agreement, dated November 29, 2004, by Deed dated November 29, 2004, and recorded December 1, 2004, from Edwin L. Bryan, of record in Instrument Number 20041201-0143286, Register's Office, Davidson County, Tennessee.

This is improved property known as **2307 Cabin Hill Road, Nashville, TN 37214.**

Further, this conveyance is subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record (4) building restrictions and (5) other matters of public record. Further, the captioned property is not the homestead of the Grantor.

(5) other matters of public record. Further, the captioned property is not the homestead of the Grantor.

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 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 whomever.

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. Further, the captioned property is not the homestead of the grantor/mortgagor.

This 30th day of June, 2023.

Edwin L. Bryan Revocable Trust

Kathy Deshotels, Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally, appeared before me, the undersigned Notary Public, in and for the said county and state, the within named **Kathy Deshotels of Edwin L. Bryan Revocable Trust,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 30th day of June, 2023

Notary Public
My Commission Expires: 5/5/2025

SHANAE MCFERRIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-5-2025

TRUE COPY CERTIFICATION

I, Jennifer L. Pennell, 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 6/30/23 (date of document).

Jennifer L. Pennell

7/6/23
Date

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 6 day of July, 2023.

Notary's Signature

My Commission Expires: _____

Notary's Seal

