Karen Johnson Davidson County
Batch# 1067078 DEEDWARR
11/01/2023 12:28:30 PM 3 pgs
Fees: $18.00 Taxes: $370.00
20231101-0085473

WARRANTY DEED

CHERYL D. BOLANDER NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $100,001.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON 10/27/2023.

NOTARY PUBLIC

MY COMMISSION EXPIRES 9/20/2025

THIS INSTRUMENT PREPARED BY
CLOSED Nashville LLC, 278 Franklin Road
160
Brentwood, TN 37027
file # 2023-4094

ADDRESS OF NEW OWNER	SEND TAX BILLS TO **If left blank please use the address of the new owner**	MAP-PARCEL
Crystal Bryant and Travis Bryant	**U.S. Bank National Association**	059-10-0-077.00
745 Rowan Drive	2800 Tamarack Road	
Nashville, TN 37207	Owensboro, KY 42301	

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 CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

Randy Lee Malesick, II, a married man

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Crystal Bryant and Travis Bryant, wife and husband

HEREINAFTER CALLED THE GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **Davidson** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A certain tract (Parcel) of land in Davidson County, Tennessee, described as follows:

Being Lot No. 299 on the Plan of Haynes Manor, Section 2, as of record in Book 3700, page 88, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description thereof.

Said Lot No. 299 fronts 73 feet on the Southerly side of Rowan Drive and extends back 135.1 feet on the Easterly line and 141.40 feet on the Westerly line, to a dead line in the rear on which it measures 70.66 feet.

(Note: Prior deed contains a typographical error, citing plat reference as Book 3700, Page 8.)

Being the same property conveyed to Bruetta A. Collins and Margaret Sanders, as tenants in common by Warranty Deed from James B. McCullough and wife, Martyna McCullough of record in Book 4569, Page 813, Register's Office for Davidson County, Tennessee, dated January 14, 1972 and recorded on January 18, 1972.

Being the same property conveyed to Margret Sanders by Quitclaim Deed from Brutta Collins of record in Instrument No. 20031205-0175167, Register's Office for Davidson County, Tennessee, dated April 23, 2003 and recorded on December 05, 2003.

Being the same property conveyed to Margaret Frances Sanders by Quitclaim Deed from Margret Sanders of record in Instrument No. 20050517-0055404, Register's Office for Davidson County, Tennessee, dated April 22, 2005 and recorded on May 17, 2005.

Being the same property conveyed to Randy Lee Malesick, II, a married man by Warranty deed from

Margaret Frances Sanders, a married person of record in Instrument No. 20221101-0117842 Register's Office for Davidson County, Tennessee, dated October 31, 2022 and recorded on November 01, 2022.

The above described property was for investment purposes only and never having been the primary residence of the Grantor or the Grantor's spouse.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

TAXES FOR THE YEAR 2023 AND SUBSEQUENT YEARS.

ANY AND ALL EXISTING EASEMENTS, RESTRICTIONS AND MATTERS SHOWN OF RECORD IN THE REGISTER'S OFFICE FOR Davidson, TENNESSEE.

This is property known as 745 Rowan Drive Nashville, TN 37207

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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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. 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 hand on October 27, 2023.

Randy Lee Malesick, II

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public of said County and State, Randy Lee Malesick, II, the within named grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged executing the within instrument for the purposes therein contained.

Witness my hand and official seal, this October 27, 2023.

Notary Public

My Commission Expires: 9/20/25

J. CARLTON DRUMWRIGHT STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

File #: 2023-4094

RECORD & RETURN TO:

CLOSED NASHVILLE, LLC

278 Franklin Road, Suite 160

Brentwood, TN 37027

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENT

I, **J. Carlton Drumwright**, 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 October 27, 2023.

J. Carlton Drumwright

October 27, 2023
Date

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn and subscribed before me on October 27, 2023.

Notary

My Commission Expires: 11/21/26

ELIZABETH J. BARNES
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY