Karen Johnson Davidson County
Batch# 1071242 DEEDWARR
11/14/2023 09:30:30 AM 3 pgs
Fees: $18.00 Taxes: $1,184.00
20231114-0088606

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $320,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10TH DAY OF NOVEMBER, 2023.

Notary Public

MY COMMISSION EXPIRES: 1-31-24

(AFFIX SEAL)

JANET L. ADAMS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY My Commission Expires 01-31-2024

THIS INSTRUMENT WAS PREPARED BY
Stewart Title Company Tennessee Division
100 Bluegrass Commons Blvd, Ste 110, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
James P. Bryan	Cambridge Mortgage, Inc	147 06 0 173.00
(NAME)	(NAME)	
305 Timberdale Court	115B E Main St.	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Gallatin, TN 37066	
(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 considerations, the receipt of which is hereby acknowledged, I/we **Vivian H. Fults Middleton (formerly known as Vivian H. Fults)**, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **James P. Bryan, an unmarried man**, hereinafter called the GRANTEE(S), his/her/their 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. 146, on the plan of Caldwell Country Estates Section II, as shown on plat of record in Plat Book 2663 and Page 128, Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more complete description of said property.

Being the same property conveyed to Clay M. Fults and wife, Vivian H. Fults by Warranty Deed from James E. Green and wife, June de Hart Green, dated 01/15/1969, of record in Book 4302, Page 183, Register's Office for Davidson County, Tennessee.

The said Clay M. Fults died on 08/05/1989, leaving the said Vivian H. Fults the sole surviving tenant by the entirety. The said Vivian H. Fults has remarried and is now known as Vivian H. Fults Middleton.

This property is not the marital residence of the Grantor and as such is not subject to any homestead, dower or other marital interest.

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, (5) current year property taxes, and (6) other matters of public record.

unimproved ☐

This is improved ☒ 305 Timberdale Court, Nashville, TN 37211
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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), his/her/their 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), his/her/their 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.

Effective the 10th day of November, 2023.

Vivian H. Fults Middleton

Vivian H. Fults Middleton

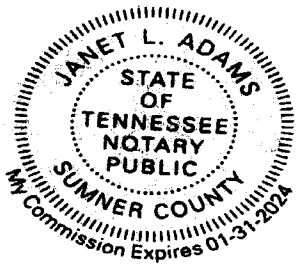
State of Tennessee
County of Sumner

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Vivian H. Fults Middleton, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 10th day of November, 2023.

Notary Public:
My Commission Expires: _____

RETURN TO:
Stewart Title Company Tennessee Division
100 Bluegrass Commons Blvd, Ste 110
Hendersonville, TN 37075



CERTIFICATE OF AUTHENTICITY

I, Jennifer A. Hoffman do hereby make oath that I am a licensed attorney and/or 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 11/10/2023.

Jennifer A. Hoffman
AFFIANT

DATE: 11/13/2023

STATE OF TENNESSEE
COUNTY OF Sumner

SWORN to and subscribed before me this 13th day of November, 2023.

NOTARY PUBLIC

My Commission Expires:

JANET L. ADAMS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 01-31-2024