Karen Johnson
Batch # 1095724
01/30/2024 09:32:40 AM
Fees: $13.00 Taxes: $1,221.00

Davidson County
DEEDWARR
2 pgs

20240130-0006370

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $330,000.00.

Affiant

JAMIE D. KNIGHT
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22ND DAY OF JANUARY, 2024.

Notary Public

MY COMMISSION EXPIRES: 9-8-2025
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Bankers Title & Escrow Corporation, 3310 West End Avenue, Suite 540, Nashville, TN 37203

File No.: P24-6878-WE

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NO(S).
Israel Antonio Lobos Ponce and Ana M. Ponce Granados	New owners	015-14-0-056.00
(NAME)	(NAME)	
7625 Gerald Drive		
(ADDRESS)	(ADDRESS)	
Joelton TN 37080		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF Three Hundred Thirty Thousand And No/100 Dollars ($330,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **DAWN M. BRYANT, BENEFICIARY OF THE ESTATE OF JOHN BRYANT**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ISRAEL ANTONIO LOBOS PONCE, A MARRIED MAN, AND ANA M. PONCE GRANADOS, AN UNMARRIED WOMAN**, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Parcel 1:

Land in Davidson County, Tennessee, being Lot No. 16 on the Plan of William Hills, Section 2 of record in Book 4460, Page 62, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 16 fronts 150.1 feet on the northerly side of Gerald Drive and extends back 231.9 feet on the easterly line and 365.49 feet on the westerly line to a dead line in the rear on which it measures 194.2 feet.

Being the same property conveyed to John D. Bryant and wife, Linda C. Bryant, by Warranty Deed from H. R. Potter and wife, Sallie C. Potter, dated April 24, 1973 and recorded April 26, 1973 in Book 4701, Page 737, Register's Office for Davidson County, Tennessee.

Parcel 2:

Land in Davidson County, Tennessee, being part of Lot No. 1 on the Resubdivision of Lots 16, 17, and 18 of William Hills, Section 2 as of record in Book 5190, Page 446, Register's Office for Davidson County, Tennessee, and as corrected by surveyor's certificate of correction of record in Book 5701, Page 589, of said Register's Office and described according to the survey by William M. Keel, Surveyor, dated July 30, 1980, as follows:

Beginning at an iron pin in the northwest corner of Lot No. 1 on said plan; thence with the northerly margin of said Lot No. 1, South 82°55' East 140.30 feet to an iron pin; thence South 05°42' West 154.68 feet to a point; thence North 40°54' West 194.2 feet to a point; thence North 07°08'24" East 25 feet to the point of beginning.

Being the same property conveyed to John D. Bryant and wife, Linda C. Bryant, by Warranty Deed from Ronnie R. Felts, joined by wife, Sandra A. Felts, dated April 30, 1981 and recorded December 08, 1981 in Book 5828, Page 426, Register's Office for Davidson County, Tennessee.

Linda C. Bryant died on March 21, 2002, vesting John D. Bryant as the surviving tenant by the entirety.

John D. Bryant died, testate, on January 05, 2023. The Estate of John Bryant was duly entered for probate in the Seventh Circuit Court, Probate Division for Davidson County, Tennessee, bearing Docket No. 23P588. Dawn M. Bryant is the sole beneficiary of the herein-described real property pursuant to the Last Will and Testament of John Bryant.

unimproved ☐
This is improved ☒ property, known as 7625 Gerald Drive, Joelton, TN 37080-8677
(House No.) (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 GRANTEES, their heirs and assigns forever; and we do covenant with 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 is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our successors 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 our hands this 22 day of January, 2024.

THE ESTATE OF JOHN BRYANT

BY: Dawn M. Bryant, Beneficiary
Dawn M. Bryant
Beneficiary

BY: Dawn M. Bryant, Executor
Dawn M. Bryant
Executor

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Dawn M. Bryant,** with whom I am personally acquainted and who upon her oath acknowledged herself to be the **Beneficiary and Executor** of the **Estate of John Bryant**, the within named bargainor, and Trust,and that she as such **Beneficiary and Executor** being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name of the **Estate of John Bryant**, by the said **Dawn M. Bryant** as such **Beneficiary and Executor.**

Witness my hand and official seal this the 22 day of January, 2024.

My Commission expires _____

HILLARY MONROE SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-02-2024

_____
Notary Public