Karen Johnson Davidson County
Batch # 1115259 DEEDWARR
03/26/2024 02:16:44 PM 4 pgs
Fees: $23.00 Taxes: $3,237.50
20240326-0021043

PREPARED BY (AND RETURN TO):
Ivey Title, LLC

104 Woodmont Boulevard, Suite 100
Nashville, TN 37205
Phone (615) 298-3312 - Fax (615) 292-8746

Christy Wilkins Ivey *Margaret H. Taylor*

Ivey Title, LLC Ref: (DW) Title No.: 63583

Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Jennifer Jo McLellan 814 Brentview Drive Nashville, TN 37220	NEW OWNER

TAX MAP PARCEL NUMBERS: 14606002800

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$875,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Felix Bryan, Margaret Bryan Hakimian, and Mary Bryan Fortin, the Heirs-at-Law of Fred D. Bryan (the said Felix Bryan being formerly known as Felix Bryan, Trustee of the FDB Preservation Trust),** hereinafter called the **Grantors**, have bargained and sold, and by these presents do hereby transfer and convey unto **Jennifer Jo McLellan** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 18 on the Plan of Fieldcrest Estates, of record in Book 2331, page 124, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Fred D. Bryan and wife Frances T. Bryan by Warranty Deed from Ray T. Friend and wife Janeth D. Friend, dated November 2, 1964 and recorded on November 10, 1964, of record in Book 3831, page 46, Register's Office for Davidson County, Tennessee. By Quitclaim Deed, dated July 15, 2015, recorded Jul6 16, 2015, of record in Instrument No. 20150716-0069551, said Register's Office, subject property was conveyed to Felix Bryan, Trustee of the FDB Preservation Trust, under agreement dated September 12, 2014. The FDB Preservation Trust terminated upon the death of Fred D. Bryan and directed that Trust property be distributed according to the terms of the will of Fred D. Bryan. The Last Will and Testament of Fred D. Bryan of record in Docket No. P21 PR-12001 in the Chancery Court for Williamson County, Tennessee, Probate Division, devised his property to his issue, per stripes. By Affidavit of Heirship of record in Inst. No. 20240326-0021040, Register's Office for Davidson County, Tennessee, Felix Bryan, Margaret Bryan Hakimian and Mary Bryan Fortin were established as the heirs-at-law of Fred D. Bryan. A copy of the Last Will and Testament of the said Fred D. Bryan is attached as Exhibit "A" to said Affidavit of Heirship.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2024, and subsequent years; The Plan of record in Book 2331, page 124, said Register's Office, shows an owner's certificate, a 75 foot minimum building setback line from Brentview Drive, and a 10 foot easement for public utility purposes along the rear line of said lot. Restrictions contained in instruments of record in Book 2542, page 219, said Register's Office.

This instrument is executed on behalf of Felix Bryan by Mary Bryan Fortin pursuant to a Power of Attorney executed by him on the 20th day of March, 2024, of record in Instrument No. 20240326-0021042, Register's Office for Davidson County, Tennessee. The affidavit of said Attorney-in-Fact is attached as "Exhibit A" to this instrument and incorporated herein by reference.

This instrument is executed on behalf of Margaret Bryan Hakimian by Mary Bryan Fortin pursuant to a Power of Attorney executed by her on the 21st day of March, 2024, of record in Instrument No. 20240326-0021041, Register's Office for Davidson County, Tennessee. The affidavit of said Attorney-in-Fact is attached as "Exhibit A" to this instrument and incorporated herein by reference.

This is improved property, known as 838 Brentview Drive, Nashville, TN 37220

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 25th day of March, 2024.

Felix Bryan by Mary Bryan Fortin, as Attorney-In-Fact

Felix Bryan by Mary Bryan Fortin, as Attorney-in-Fact

Margaret Bryan Hakimian by Mary Bryan Fortin, as Attorney-in-Fact

Margaret Bryan Hakimian by Mary Bryan Fortin, as Attorney-in-Fact

Mary Bryan Fortin

Mary Bryan Fortin

State of Tennessee

County of Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named, **Mary Bryan Fortin** with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged the execution of the within instrument on behalf of **Felix Bryan,** as Attorney-in-Fact, and on behalf of **Margaret Bryan Hakimian**, as Attorney-in-Fact, as the free act and deed of the said Principals.

Witness my hand and official seal at Nashville, Tennessee, this 25th day of March, 2024.



Margaret H Taylor
Notary

My Commission Expires:

State of Tennessee

County of Davidson

On this 25th day of March, 2024, before me the undersigned authority, personally appeared **Mary Bryan Fortin,** to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary

My Commission Expires:

MARGARET H. TAYLOR STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-09-2024

State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $875,000.00.

Affiant

Sworn and subscribed before me this 25th day of March, 2024.

Notary

My Commission Expires:

MARGARET H. TAYLOR STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-09-2024

EXHIBIT "A"
To
Warranty Deed

FROM: Felix Bryan, Margaret Bryan Hakimian, and Mary Bryan Fortin

TO: Jennifer Jo McLellan

State of Tennessee
County of Davidson

AFFIDAVIT

The undersigned Affiant, being first duly sworn, deposes and says as follows:

1. That the document to which this affidavit is exhibited is executed by the undersigned as attorney-in-fact for the principal(s) thereon shown.

2. That this execution is proper and within the scope of the power-of-attorney referenced in the instrument.

3. Pursuant to the provisions of *Tennessee Code Annotated,* Section 34-6-105(c), of the Uniform Durable Power of Attorney Act, the undersigned Affiant certifies that at the time of execution of said document the Affiant had no knowledge or notice of the termination of the power-of-attorney, either by revocation or by a principal's death, disability, or incapacity.

Further the Affiant Saith not.

Mary Bryan Fortin, Affiant
Mary Bryan Fortin, Affiant

Sworn to and subscribed before me this 25th day of March, 2024.

Margaret H Taylor
Notary Public

My Commission Expires: _____

MARGARET H. TAYLOR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-03-2025