This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Actual consideration or value, whichever is greater is $505,000.00.

Affiant

Subscribed and sworn before me this the 3rd day of April, 2024.

Notary Public
My commission expires: 5-9-26

TRACEY PERRY
TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Karen Johnson
Batch # 1119576
04/05/2024 10:12:35 AM
Fees: $13.00 Taxes: $1,868.50

Davidson County
DEEDWARR
2 pgs

20240405-0024199

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Christopher Conkright 210 Garrett Drive Nashville, TN 37211	FirstTrust Home Loans, Inc. 906 South Rock St. Sheridan, AR 72150	147-06-0 001.00

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, BRIAN RYMAN AND KRISTIN RYMAN, HUSBAND AND WIFE, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to CHRISTOPHER CONKRIGHT, AN UNMARRIED PERSON, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 15 on the Plan of Battery Crest, Section 1, as shown on plat of record in Plat Book 2900, page 91, Register's Office for Davidson County, Tennessee, and being more particularly described as follows:

Said Lot No. 15 fronts 80 feet on the northerly margin of Garrett Drive and extends back 159.73 feet on the easterly line and 158.69 feet on the westerly line to a line in the rear on which it measures 80 feet.

Being the same property conveyed to Kristin Ryman and Brian Ryman, wife and husband, by deed dated 05/18/2010, from James R. Story IV, and wife, Jena R. Story, wife and husband, of record in Instrument 20100526-0040393, Register's Office for said County.

Subject to all Easements and Restrictions of record.

THIS IS _X_ IMPROVED ____UNIMPROVED PROPERTY KNOWN AS 210 Garrett Drive, Nashville, TN 37211.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 this the 3rd day of April, 2024.

Brian Ryman

Kristin Ryman

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Brian Ryman and Kristin Ryman, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 3rd day of April, 2024.

My commission expires: 06/14/2026

Notary Public

D. SHAYNE ADAIR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON