Prepared by:
Record and Return to:
Chapman & Rosenthal Title, Inc.
800 Crescent Centre Dr, Suite 140
Franklin, TN 37067

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 Williamson

Actual consideration or value, whichever is greater is $800,000.00.

Affiant

Subscribed and sworn before me this the 12th day of April, 2024.

Notary Public
My commission expires:

ABBY BENSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Commission Expires Nov. 22, 2025

Karen Johnson
Batch # 1123278
04/16/2024 10:18:54 AM
Fees: $13.00 Taxes: $2,960.00

Davidson County
DEEDWARR
2 pgs

20240416-0027029

WARRANTY DEED

Address of New Owner:
The Bryant-Groman Family Trust
452 Annex Avenue
Nashville, TN 37209

Send Tax Bill to:
New Owner

Tax Information:
090-15-0D-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, WLC CONSTRUCTION, LLC, DBA WBC HOMES OF TN, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to MATTHEW WILLIAM BRYANT AND ELI LEWIS GROMAN, CO-TRUSTEES OF THE BRYANT-GROMAN FAMILY TRUST, DATED JUNE 28, 2003, 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 Unit A of Townhomes at 450 Annex Avenue, a Horizontal Property Regime with Private Elements, together with common areas, as established by Declaration of Covenants, Conditions, and Restrictions of record in Instrument No. 20220217-0018611, Register's Office for said County, and being shown on plan attached thereto as Exhibit "A", to which plan reference is hereby made for a more complete description.

Being part of the same property conveyed to WLC Construction, LLC, D/B/A WBC Homes of TN, a Tennessee Limited Liability Company, by Warranty Deed dated 07/30/2021, from Alicia J. Henry and Debra J. Newell, the legal heirs of William E. Campbell, deceased, of record in Instrument No. 20210803-0104053, Register's Office for Davidson County, Tennessee.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 452 Annex Avenue, Nashville, TN 37209.

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 12th day of April, 2024.

WLC Construction, LLC, dba WBC Homes of TN

BY: David West, Manager
David West, Manager

STATE OF TENNESSEE
COUNTY OF Williamson

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared David West, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who upon his oath acknowledged himself to be the Manager of the within named bargainor, a LLC, and that he, as such Manager, executed the foregoing instrument for the purposes therein contained by signing the name of the LLC by the said David West as such Manager.

Witness my hand and official seal this 12th day of April, 2024.

My commission expires: 9/21/26

Notary Public

CAVAN MCCANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY