Prepared By:
Recording Return To:
Chapman and Rosenthal Title, Inc
[illegible], Suite 130

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 240146739

Karen Johnson
Batch # 1126013
04/23/2024 10:05:47 AM
Fees: $18.00 Taxes: $6,290.00

Davidson County
DEEDWARR
3 pgs

20240423-0029052

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $1,700,000.00.

Affiant

Subscribed and sworn to before me, this 10th day of April, 2024.

Notary Public
My Commission Expires:

SEZEN M. MAY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 08, 2025

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Stone Oak Builders, LLC P.O. Box 1447 Brentwood, TN 37024	New Owner	Tax Parcel ID No. 132 14 0 012.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Debra Bryant Duran, Trustee of the Debra Bryant Duran Revocable Trust of June 8, 2022, an undivided 16.67% interest; Dora-Lynne Bryant, Trustee of the Dodie Bryant Trust uta dated December 6, 2017, an undivided 16.66% interest; Eugene Kent Bryant, Trustee of the Eugene Kent Bryant and Janis Sonzena-Bryant Living Trust uta dated February 23, 2004, an undivided 16.67% interest; and Eugene Kent Bryant, Debra Gay (Bryant) Duran, and Dora-Lynne Bryant, being the Heirs of and Devisees of the estate of Dorothy Bryant, together having an undivided 50% interest** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Stone Oak Builders, LLC, a Tennessee Limited Liability Company**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in DAVIDSON County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 104 on the Plan of Oak Hill Valley, as of record in Plat Book 1835, pages 15 & 16, 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. 104 fronts 158 feet on the Northerly side of Van Leer Drive and runs back 286.75 feet on the Easterly line and 265.30 feet on the Westerly line to a dead line, measuring 159.23 feet thereon.

Being the same property conveyed to Debra Bryant Duran, as Trustee of the Debra Bryant Duran Revocable Trust of June 08, 2022, a 16.67% undivided interest, by Grant Deed from Debra Bryant Duran, of record in Instrument No. 20220629-0074780, in the Register's Office of Davidson County, Tennessee, dated June 08, 2022 and recorded on June 29, 2022. Also see Affidavit as to Heirs recorded in Instrument No. 20220629-0074779.

Being the same property conveyed to Dora-Lynne Bryant, Trustee of The Dodie Bryant Trust uta dated December 06, 2017, a 16.66% undivided interest, by Quitclaim Deed from Eugene Kent Bryant, Dora-Lynne Bryant and Debra Gay Bryant Duran as Co-Trustees of the Bryant Family Trust uta dated November 01, 1989, of record in Instrument No. 20180105-0001824, in the Register's Office of Davidson County, Tennessee, dated January 04, 2018 and recorded on January 05, 2018.

Being the same property conveyed to Debra Bryant Duran and husband, Alfredo Jimenez Duran, a 16.67% undivided interest, by Quitclaim Deed from Eugene Kent Bryant, Dora-Lynne Bryant and Debra Gay Bryant Duran as Co-Trustees of the Bryant Family Trust uta dated November 01, 1989, of record in Instrument No. 20180105-0001823, in the Register's Office of Davidson County, Tennessee, dated January 04, 2018 and recorded on January 05, 2018. Alfredo Jimenez Duran died on January 14, 2022.

Being the same property conveyed to Eugene Kent Bryant and Janis Sonzena-Bryant, Trustees of The Eugene Kent Bryant and Janis Sonzena-Bryant Living Trust uta dated February 23, 2004, a 16.67% undivided interest, by Quitclaim Deed from Eugene Kent Bryant, Dora-Lynne Bryant and Debra Gay Bryant Duran as Co-Trustees of the Bryant Family Trust uta dated November 01, 1989, of record in Instrument No. 20180105-0001822, in the Register's Office of Davidson County, Tennessee, dated January 04, 2018 and recorded on January 05, 2018.

Being the same property conveyed to Eugene T. Bryant as Successor Trustee of the Survivor's trust Share of the Bryant Family Trust dated November 01, 1989, by Grant Deed from Eugene T. Bryant as Surviving Trustee of the Bryant Family Trust Dated November 01, 1989, Eugene T. Bryant Trustor and Trustee, of record in Book 11621, Page 213, in the Register's Office of Davidson County, Tennessee, dated June 30, 1994 and recorded on August 16, 1999. Eugene T. Bryant died on April 16, 2015, leaving as heirs, his children, Eugene Kent Bryant, Debra Gay (Bryant) Duran, and Dora-Lynne Bryant.

Being the same property conveyed to Eugene T. Bryant, as Trustee, and a Subsequent Trustee, of the Bryant Family Trust Dated November 01, 1989, as to an Undivided 50% interest, by Quitclaim Deed from Eugene T. Bryant, as to an Undivided 50% interest, of record in Book 11621, Page 209, in the Register's Office of Davidson County, Tennessee, dated April 06, 1992 and recorded on August 16, 1999.

Being the same property conveyed to Floyd L. Bryant and wife, Dora Turner Bryant, by Warranty Deed from Dixie R. Butts, a widow, of record in Book 3640, Page 637, in the Register's Office of Davidson County, Tennessee, dated October 02, 1963 and recorded on October 03, 1963. Floyd L. Bryant died on November 8, 1977. Dora Bryant died on October 12, 1986, devising the subject property to her children, Eugene Turner Bryant and Dorothy Bryant. See Case No. 78949 in the Circuit Court for Davidson County, Tennessee, Probate Division. Dorothy Bryant died on May 19, 2023, devising her 50% interest to her brother, Eugene Turner Bryant. Eugene Turner Bryant having predeceased, Dorothy Bryant, his share passed to his children, Eugene Kent Bryant, Debra Gay (Bryant) Duran, and Dora-Lynne Bryant. See Case No. 23P2094, in the Circuit Court of Davidson County, Tennessee, Probate Division.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Oak Hill Valley, as recorded in Plat Book 1835, Page(s) 15 & 16.

Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 931, Page 53, Book 1788, Page 186 and Book 1809, Page 539.

This is improved property located at 894 Van Leer Nashville TN 37220

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 19th day of April, 2024.

The Debra Bryant Duran Revocable Trust of June 8, 2022

BY: Debra Bryant Duran Trustee

Debra Bryant Duran, Trustee

The Dodie Bryant Trust uta dated December 6, 2017

BY: Dora-Lynne Bryant TRUSTEE

Dora-Lynne Bryant, Trustee

The Eugene Kent Bryant and Janis Sonzena-Bryant Living Trust uta dated February 23, 2004

BY: Eugene Kent Bryant

Eugene Kent Bryant, Trustee

Heirs of and Devisees of the Estate of Dorothy Bryant

Eugene Kent Bryant

Eugene Kent Bryant, Heir

Dora-Lynne Bryant

Dora-Lynne Bryant, Heir

Debra Gay Bryant Duran

Debra Gay Bryant Duran, Heir

STATE OF TENNESSEE

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Debra Bryant Duran, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained and who further acknowledged that they are a Trustee of The Debra Bryant Duran Revocable Trust of June 8, 2022, the maker or a constituent of the maker and are authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand and official seal, this 19th day of April, 2024.

Notary Public _____

My Commission Expires: _____

CHAD I. PEARMAN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 06-17-2024

STATE OF TENNESSEE

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Dora-Lynne Bryant, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained and who further acknowledged that they are a Trustee of The Dodie Bryant Trust uta dated December 6, 2017, the maker or a constituent of the maker and are authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand and official seal, this 19th day of April, 2024.

Notary Public _____

My Commission Expires: _____

CHAD I. PEARMAN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 06-17-2024

STATE OF CALIFORNIA

COUNTY OF San Bernardino

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Eugene Kent Bryant, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained and who further acknowledged that they are a Trustee of The Eugene Kent Bryant and Janis Sonzena-Bryant Living Trust uta dated February 23, 2004, the maker or a constituent of the maker and are authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand and official seal, this 17 day of April, 2024.

Notary Public _____

My Commission Expires: May 17, 2026

E. BALLEJOS Notary Public - California San Bernardino County Commission # 2402561 My Comm. Expires May 17, 2026

STATE OF CALIFORNIA

COUNTY OF San Bernardino

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Eugene Kent Bryant, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 17 day of April, 2024.

Notary Public _____

My Commission Expires: May 17, 2026

E. BALLEJOS Notary Public - California San Bernardino County Commission # 2402561 My Comm. Expires May 17, 2026

STATE OF TENNESSEE

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Debra Gay Bryant Duran and Dora-Lynne Bryant, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 19th day of April, 2024.

Notary Public _____

My Commission Expires: _____

CHAD I. PEARMAN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 06-17-2024