Karen Johnson Davidson County
Batch# 1127976 DEEDWARR
04/29/2024 08:33:30 AM 4 pgs
Fees: $23.00 Taxes: $5,180.00
20240429-0030651

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.: 63618
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Harley B. Bryant, III Natasha S. Bryant 918 Bowring Park Nashville, TN 37215	New Owner

TAX MAP PARCEL NUMBERS: 117130B15600CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$1,400,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **William J. Anderson and Patricia W. Anderson, and their successors in trust, as Co-Trustees of the William J. and Patricia W. Anderson Trust, a Tennessee Community Property Trust, dated November 13, 2014**, hereinafter called the **Grantor,** has bargained and sold, and by these presents does hereby transfer and convey unto **Natasha Bryant and Harley Bryant, III, wife and husband,** 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. 1020 on the Plan of Abottsford, Phase 2, a planned unit development, of record in Instrument No. 20010502-0044874, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to William J. Anderson and wife, Patricia W. Anderson, by Warranty Deed from Krohn Homes, LLC, a Tennessee limited liability company, dated April 18, 2005 and recorded on April 25, 2005 of record in Instrument No. 20050425-0045824, Register's Office for Davidson County, Tennessee. By Quitclaim Deed, dated August 17, 2006, recorded August 23, 2006, of record in Instrument No. 20060823-0104136, said Register's Office, subject property was conveyed to Patricia W. Anderson. The said Patricia W. Anderson conveyed her interest in subject property to William J. Anderson and Patricia W. Anderson, as tenants by the entirety, by Quitclaim Deed, dated November 13, 2014, recorded November 13, 2014, of record in Instrument No. 20141113-0104910, said Register's Office. Subject property was further conveyed to William J. Anderson and Patricia W. Anderson and there successors in trust, as Co-Trustees of the William J. and Patricia W. Anderson Trust, a Tennessee Community Property Trust, dated November 13, 2014, by Quitclaim Deed of record in Instrument No. 20141113-0104977, said Register's Office.

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 Instrument No. 20010502-0044874, said Register's Office, shows an owner's certificate, minimum building setback lines and easements to which plan reference is hereby made for a more complete description. The Declaration of Covenants, Conditions and Restrictions of record in Book 6537, page 303; Book 8106, page 1; Book 8627, page 254; Book 9381, page 876; Book 10458, page 810; Instrument No. 20010330-0030930; Instrument No. 20010502-0045152; Instrument No. 20010514-0049648; Instrument No. 20131218-0127949; Instrument No. 20131218-0127945; Instrument No. 20150511-0042928; Instrument No. 20140307-0019563; Instrument No. 20131218-0127946; instrument No. 20160523-0051264; Instrument No. 20160523-0051265; Instrument No. 20140408-0029142; and Instrument No. 20160523-0051266, Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars. Charter of Abbotsford Homeowners Association of record in Book 6548, page 213, said Register's Office.

This is improved property, known as 918 Bowring Park, Nashville, TN 37215

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 26th day of April, 2024.

William J. and Patricia W. Anderson Trust, a Tennessee Community Property Trust, dated November 13, 2014

By: William J. Anderson Trustee
William Joseph Anderson, Trustee

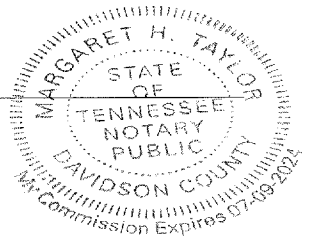
Patricia W. Anderson Trustee
Patricia Waters Anderson, Trustee

State of Tennessee

County of Davidson

On this 26th day of April, 2024, before me the undersigned authority, personally appeared William Joseph Anderson and Patricia Waters Anderson, and their successors in trust, as Co-Trustees of the William J. and Patricia W. Anderson Trust, a Tennessee Community Property Trust, dated November 13, 2014, 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.

My Commission Expires: _____



Margaret H. Taylor
Notary

State of Tennessee

County of ~~Davidson~~ OLS Williamson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $1,400,000.00.

Natasha Byars
Affiant

Sworn and subscribed before me this 26th day of April, 2024.

Notary

My Commission Expires: 12-08-2024

DONNA L SAVAGE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 12-08-2024

Certificate of Authenticity

I, Kathleen Hale McClellan, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 4/26/24.

Date

Affiant Signature

4/26/24

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 26 day of April, 2024.

Notary's Signature

My Commission Expires: _____

Date

Notary's Seal

CASSIE ANNE STARLING
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 03-19-2025