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 $1,400,000.00.

Affiant

Subscribed and sworn before me this the 1st day of May, 2024.

Notary Public
My commission expires: 9-6-26

DIANA K GALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Karen Johnson Davidson County
Batch# 1132420 DEEDWARR
05/08/2024 12:47:30 PM 3 pgs
Fees: $18.00 Taxes: $5,180.00
20240508-0033949

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Patricia T. Bryant 1417 Russell St Nashville, TN 37206	New Owner	083-13-0 282.00

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, TARA DESELMS STEPHENS, Unmarried woman, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to PATRICIA T. BRYANT, 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. 51, Block "E" on the Plan of Lindsley Home Place of record in Plat Book 2, Page 92, in the Chancery Court at Nashville, Tennessee, to which plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Tara DeSelms Stephens, unmarried woman, by Warranty Deed dated 08/11/2022, from Coleman B. Geringer, a married man, of record in Instrument No. 20220811-0091488, Register's Office for Davidson County, Tennessee.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 1417 Russell St, Nashville, TN 37206.

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 1st day of May, 2024.

Tara DeSelms Stephens

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Tara DeSelms Stephens, 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 1st day of May, 2024.

My commission expires:

9-7-26

Notary Public

BENJAMIN SEAMON
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY

Tennessee Certification of Electronic Document

I, Benjamin Seamon, 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 certified true and exact copy of the original document executed and authenticated according to law on 5/1/24.

Affiant Signature

5/8/24

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 8 day of May, 2024

Notary's Signature

MY COMMISSION EXPIRES: 12/16/25

JENNIFER CROWELL
STATE OF TENNESSEE
NOTARY PUBLIC
LEWIS COUNTY