Karen Johnson
Batch # 1136259
05/17/2024 10:07:07 AM
Fees: $13.00 Taxes: $814.00
Davidson County
DEEDWARR
2 pgs
20240517-0036730

Prepared by:
Tennessee Title & Escrow Affiliates, LLC
206 Gothic Court, Suite 300
Franklin, TN 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater for this transfer is $220,000.00

Affiant

Subscribed and sworn to before me, this 16 day of May 2024.

Notary Public
My commission expires: 6-17-2024

BRIAN HURST STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Address of New Owner:	Send Tax Bills to:	Tax Information
CRT Investments, LLC 2851 Desplane Drive Nashville, TN 37217	New Owner	150-01-0-264.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, **Maxine Bryant by and through Dr. Revlon Briggs, Co-Conservator,** hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **CRT Investments, LLC, a Tennessee limited liability company,** hereinafter called the Grantee(s), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

> Land in Davidson County, Tennessee, being Lot No. 749 on the Plan of Edge-O-Lake Estates, Section 17, of record in Plat Book 4460, page 44, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.
>
> Being the same property conveyed to Maxine B. Bryant, unmarried, by Warranty Deed from Jerry Finley and Diana D. Finley dated July 26, 1989 of record in Book 7898, page 514, Register's Office for Davidson County, Tennessee. Dr. Revlon Briggs was appointed as Co-Conservator of the Conservatorship of Maxine Bryant in Case No. 20P1691 in the Circuit Court for Davidson County, Tennessee, Twentieth Judicial District, Davidson County Seventh Circuit, Probate Division. The said court approved the Co-Conservator to convey the property.

This conveyance is made subject to the real estate taxes for the current year, which have been prorated and assumed by Grantee, and such liens, limitations, restrictions, and easements as may affect the premises. Subject to the easements and restrictions of record in the Register's Office for Davidson County, Tennessee.

This property is improved property known as 2851 Desplane Drive, Nashville, TN 37217

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(s), their heirs and assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized 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(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), their 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 16th day of May, 2024.

Dr. Revlon Briggs

Maxine Bryant by and through
Dr. Revlon Briggs, Co-Conservator

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Maxine Bryant by and through Dr. Revlon Briggs, Co-Conservator,** the bargainor(s), 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 at Franklin, Tennessee, this the 16th day of May, 2024.

Notary Public

My Commission expires: 6-17-2024

BRIAN HURST
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

FILE NO: 2024047936