Karen Johnson Davidson County
Batch# 1138415 DEEDWARR
05/22/2024 01:42:30 PM 3 pgs
Fees: $18.00 Taxes: $2,956.30
20240522-0038212

THIS INSTRUMENT PREPARED BY: **The Row Title & Escrow, LLC** **20 Music Square West, Suite 200** **Nashville, TN 37203** CASSANDRA LAHOUTI STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $799,000.00 Affiant Subscribed and sworn to before me, this 21 day of MAY, 2024. Notary Public My Commission Expires: 11/2/2026

WARRANTY DEED

Address New Owner: Dorris I. Barrett 1828 Wildwood Avenue Nashville, TN 37212	Send Tax Bills to: New Owner	Tax Information: Tax Parcel ID No. 117 04 0 131.00

FOR AND IN CONSIDERATION of the sum of Ten and 00/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, **JENNIFER ANN BRYANT, UNMARRIED** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **ABIGAIL KATHRYN ASHFORD-GROOMS, A SINGLE PERSON,** ("Grantee"), Grantee's 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. 6 of Block "A" on the Plan of BELMONT TERRACE ANNEX NO. 3 of record in Plat Book 1130, Page 24, Register's Office for Davidson County, Tennessee, to which plan reference is here made for a more complete legal description.

Being the same property conveyed to Jennifer Ann Bryant, by Quitclaim Deed from Wayne Paul Bryant, of record in Instrument No. 20111101-0084988, in the Register's Office of Davidson County, Tennessee, dated July 30, 2011 and recorded on November 01, 2011.

Being the same property conveyed to Wayne P. Bryant and wife, Jennifer B. Bryant, by Warranty Deed from Robert F. Harder, married, of record in Book 8017, Page 76, in the Register's Office of Davidson County, Tennessee, dated December 29, 1989 and recorded on January 03, 1990.

The said Jennifer Ann Bryant is one and the same as Jennifer B. Bryant and Jennifer Ann Banks Bryant.

This is improved property commonly known as: **1828 Wildwood Avenue, Nashville, TN 37212**

This conveyance is subject to all zoning and setback requirements, all general utility, sewer, drainage and any other easements and restrictions of record, the lien for property taxes that are not delinquent, any and all subdivision or condominium declarations, covenants, and restrictions of record, and any matters shown on any applicable plat.

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

And Grantor covenants that Grantor has 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 Grantor, Grantor's successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, Grantee's 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 21st day of May, 2024.

Jennifer Ann Bryant
JENNIFER ANN BRYANT

STATE OF Tennessee)
)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **JENNIFER ANN BRYANT**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 21st day of May, 2024.

JENNIFER S. GHANEM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES NOVEMBER 03, 2025

Notary Public
My Commission Expires: _____

Tennessee Certification of Electronic Document

I, Margaret Philpott 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 5/22/2024 (date of document).

Affiant Signature

5/22/2024
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 22 day of May, 2024.

Notary's Signature

MY COMMISSION EXPIRES: 05/05/2025

NOTARY'S SEAL

