Karen Johnson
Batch # 1146715
06/13/2024 09:55:30 AM
Fees: $12.00 Taxes: $0.00
Davidson County
DEEDQC
2 pgs
20240613-0044274

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **800 Crescent Centre Drive, Suite 140** **Franklin, TN 37067**	STATE OF TENNESSEE COUNTY OF WILLIAMSON The actual consideration for this transfer is: $-0-. M. Alexis Brannan Affiant Subscribed and sworn to before me, this 29th day of May, 2024 Notary Public My Commission Expires:

ABBY BENSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Commission Expires Nov. 22, 2025

QUITCLAIM DEED

Address New Owner: The Bryant-Groman Family Trust 452 Annex Avenue Nashville, TN 37209	Send Tax Bills To: New Owner	Tax Information: 090-15-0D-001.00

FOR AND IN CONSIDERATION of Ten and 00/100 Dollars ($10.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, **Matthew William Bryant and Eli Lewis Groman, Co-Trustees of The Bryant-Groman Family Trust, dated June 28, 2023, previously incorrectly vested as Matthew William Bryant and Eli Lewis Groman, Co-Trustees of The Bryant-Groman Family Trust, dated June 28, 2003,** (hereinafter referred to as the "Grantor") do hereby quitclaim, transfer and convey to **The Bryant-Groman Family Trust, dated June 28, 2023,** their heirs and assigns, all of their interest in the following land:

Land in Davidson County, Tennessee, being Unit A as shown on the Plan attached to the Declaration of Covenants, Conditions and Restrictions for Townhomes at 450 Annex Avenue, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20220217-0018611, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Matthew William Bryant and Eli Lewis Groman, Co-Trustees of The Bryant-Groman Family Trust, dated June 28, 2003 by Warranty Deed from WLC Construction, LLC, dba WBC Homes of TN of record in Instrument Number 20240416-0027029, Register's Office for Davidson County, Tennessee, dated April 12, 2024 and recorded on April 16, 2024.

Whenever used, the singular number shall include the plural, the plural the singular and the use of any gender shall be applicable to all genders. This conveyance, however, is made without the benefit of a title search.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 29th day of May, 2024.

The Bryant-Groman Family Trust

By: Matthew William Bryant, Trustee

By: Eli Lewis Groman, Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Matthew William Bryant and Eli Lewis Groman, 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 the Co-Trustees of The Bryant-Groman Family Trust, dated June 28, 2023, the maker or a constituent of the maker and is 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 at office, this 29th day of May, 2024.

Notary Public
My Commission Expires: _____

ABBY BENSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Commission Expires Nov. 22, 2025