WARRANTY DEED

Karen Johnson Davidson County
Batch# 1171643 DEEDWARR
08/19/2024 09:55:30 AM 3 pgs
Fees: $18.00 Taxes: $1,119.25
20240819-0063372

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $302,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 2nd DAY OF August, 2024.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

REGINA BLATT
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 09/08/2025
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Hardeman, Montgomery & Potter, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Mary Bryan	SAME AS NEW OWNER	
(NAME)	(NAME)	104 14 0D 016.00
2731 Linmar Ave		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **ROBERT BARTON PURYEAR IV**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **MARY BRYAN, AN UNMARRIED WOMAN** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Unit 2731 on the Plan of Linmar Place, Section III, a Horizontal Property Regime with Private Elements of record in Exhibit "C" in the Declaration of Covenants, Conditions, and Restrictions of record in Book 7887, Page 558, 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 Martha J. Puryear, a single person, by Warranty Deed from SCW Construction Co, Inc., of record in Book 8379, Page 155, in the Register's Office of Davidson County, Tennessee, dated June 14, 1991 and recorded on June 20, 1991 and as re-recorded in Book 9206, Page 598.

The said Martha J. Puryear died June 17, 2012, testate, devising subject property to Robert Barton Puryear, IV. See Affidavit of Heirship of record in Instrument No. 20120815-0073118, in said Register's Office and Probate Case 12P-1201, in the Circuit Court for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

unimproved
This is improved x property, known as 2731 Linmar Ave, Nashville, TN 37215
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

MO2024-900

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 and assigns forever; and we do covenant with the said GRANTEES that we 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; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, 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 2nd day of August, 2024

Robert Barton Puryear IV

ROBERT BARTON PURYEAR IV

STATE OF Tennessee

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Robert Barton Puryear IV, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

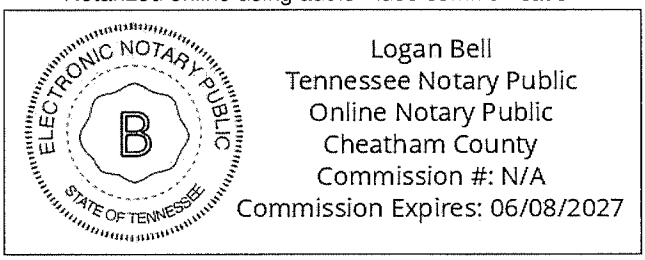
Witness my hand and official seal this 2nd day of August, 2024.

Logan Bell

Notary Public

Commission expires:

Notarized online using audio-video communication



MO2024-900

I, Jordan T. Myers, 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 8/2/2024 (date of document).

Affiant Signature

Date 8/5/2024

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 5th day of August, 2024.

Notary's Signature

MY COMMISSION EXPIRES:

