NEW OWNER:
Glenn Nash Gilchrist
355 Wauford Drive
Nashville, TN 37211

SEND TAX BILLS TO:
New Owner

THIS INSTRUMENT PREPARED BY:
TRESSLER & ASSOCIATES, PLLC
Attorneys at Law
212 North Castle Heights Avenue
Lebanon, TN 37087

FILE NO: 24-229

MAP & PARCEL
147-05-0-032

Space for Recorder's Stamp

Karen Johnson Davidson County
Batch# 1172382 DEEDWARR
08/21/2024 06:55:30 AM 4 pgs
Fees: $23.00 Taxes: $1,831.50
20240821-0063980

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **FOUR HUNDRED NINETY FIVE THOUSAND AND 00/100 DOLLARS ($495,000.00)** cash in hand paid, the receipt of which is hereby acknowledged, **Frances O. Bryant, a widow** ("Grantor") has this day bargained and sold and by these presents does hereby transfer and convey unto **Glenn Nash Gilchrist, an unmarried man** ("Grantee"), his successors and assigns, forever, the following tract or parcel of land, situated and lying in Davidson County, Tennessee, bound and described as follows, to-wit:

Land in Davidson County, Tennessee, described as follows, to wit:

Being Lot No. 531 on the Plan of Section VIII, Caldwell Hall, as of record in Book 3106, page 39, Register's Office for said County, to which plan specific reference is hereby made for a more particular description.

Said lot fronts 80.61 feet on the Southwesterly side of Wauford Drive, and runs back 195.4 feet on the Northwesterly line and 195.3 feet on the Southeasterly line to a dead line in the rear on which it measures 93 feet.

Being the same property conveyed to Raymond E. Bryant and wife, Frances Bryant by Warranty Deed from Radnor Lumber Company of record in Book 3346, page 523, Register's Office for Davidson County, Tennessee, dated March 09, 1962 and recorded on March 09, 1962. Raymond E. Bryant passed away on June 13, 2024 and had remained married to Frances Bryant, without intervening legal separation or divorce, from the time of acquisition of this property until his passing, thereby vesting title in Frances Bryant as surviving tenant by the entirety.

Frances Bryant is also known as Frances O. Bryant

This is IMPROVED property also known as 355 Wauford Dr., Nashville, TN 37211.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, his heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given with deed.

PROPERTY TAXES for the current year shall be prorated.

IN WITNESS WHEREOF, Grantor hasexecuted or caused this instrument to be executed by its duly authorized representative, this 19th day of August, 2024.

Frances O Bryant

FRANCES O. BRYANT

Michael R. Bryant, Attorney-In-Fact

By: Michael R. Bryant, Attorney-in-Fact
pursuant to Power of Attorney of record
in Instrument No. 20240814-0062111
Register's Office for Davidson County, TN

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned, a notary public in and for the state and county aforesaid, **Michael R. Bryant**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, who acknowledged that he executed the within instrument on behalf of, and as attorney-in-fact for, **Frances O. Bryant**, the within named bargainor, for the purposes therein contained.

WITNESS my hand and official seal at office this 19th day of August, 2024.

Jacqueline G Brown

My Commission Expires: 11-3-25 NOTARY PUBLIC

JACQUELINE G BROWN
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY

****

The actual consideration or value, whichever is greater, for this transfer is $ **495,000.00**.

AFFIANT

Sworn to and subscribed to before me this 19 day of August, 2024.

NOTARY PUBLIC

My commission expires: _____

KATLEEN HALL MCCLELLAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 11-16-2024

Certificate of Authenticity

I, Kathleen Hale McClellan, 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 8/19/24.

Date

Affiant Signature

8/19/24

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 19 day of August, 24.

Notary's Signature

My Commission Expires: _____

Date

Notary's Seal

CASSIE ANNE STARLING
NOTARY PUBLIC
STATE OF TENNESSEE
WILLIAMSON COUNTY
My Commission Expires 03-19-2025