WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $190,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20 DAY OF SEPTEMBER, 2024.

Notary Public

MY COMMISSION EXPIRES: 9-20-2025

(AFFIX SEAL)

LAUREN REYNOLDS
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES 9-20-2025

Karen Johnson
Batch # 1188310
10/01/2024 10:47:07 AM
Fees: $13.00 Taxes: $703.00

Davidson County
DEEDWARR
2 pgs

20241001-0075914

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Cedars of Lebanon, Inc	**Same as New Owner**	
(NAME) **309 Plus Park Blvd**	(NAME)	**059-13-0-072.00**
(ADDRESS) **Nashville, TN 37217**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **MARY BRYANT, SINGLE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **CEDARS OF LEBANON, INC, A TENNESSEE CORPORATION,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, described as follows:

Being Lot No. 66 on the Plan of Treppard Heights, Section VI as of record in Plat Book 2900, Page 11, Register's Office, Davidson County, Tennessee, to which plat specific reference is hereby made.

Said Lot fronts 85 feet on the Southeasterly side of Dove Place and extends back 302.5 feet on the Northeasterly line and 302.4 feet on the Southwesterly line, to a dead line measuring 111.4 feet thereon.

Being the same property conveyed to Joan Goodlet Hamner Trustee by Quitclaim Deed from Robert Lee Bryant and Mary R. Bryant of record in Book 5306, page 532, Register's Office for Davidson County, Tennessee, dated June 30, 1978 and recorded on July 11, 1978 and within the same deed the said Joan Goodlet Hamner, Trustee conveyed their interest in the subject property to Mary R. Bryant

This conveyance is subject to:
- Taxes for the year 2024, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 2900, Page 11, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 2752, Page 213 and Amendment record in Book 2797, page 183, in the Register's Office for Davidson County, Tennessee.
- Agreement for Dedication of Easement for Sanitary sewers and/or Storm Drainage of record in Book 5028, Page 105, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **3221 Dove Place, Nashville, Tennessee 37218**.

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; and we do covenant with the said GRANTEE(S) 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 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/our hand(s) this the 26th DAY OF SEPTEMBER, 2024.

Mary R. Bryant

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MARY R. 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 he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 26th of September, 2024.

Notary Public
My Commission Expires: 11-3-25
(SEAL)

JOHN GLEAVES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212