WARRANTY DEED

Karen Johnson Davidson County
Batch# 1189892 DEEDWARR
10/04/2024 10:49:30 AM 3 pgs
Fees: $18.00 Taxes: $906.50
20241004-0077189

File No. DH-24-7772

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $245,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th day of September, 2024

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

D. HARDWICK STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03-09-2027

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Renfolio Property Group, LLC		
(NAME)	(NAME)	083-03-0-349.00
PO Box 3128		
(ADDRESS)	(ADDRESS)	
Lisle, IL 60532		
(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/we, **Juan Bryant, unmarrried**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Renfolio Property Group, LLC, an Illinois Limited Liability Company**, HEREINAFTER CALLED THE GRANTEE, 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 Lot No. 5B of the Zone Lot Division of Lots Nos. 4-8, Campbell Acres, of record in Plat Book 6250, Page 155, amending Plat Book 5800, Page 279, Register's Office for Davidson County, Tennessee, to which Plat reference is hereby made for a more complete description.

Being the same property conveyed to Edward Burley, unmarried by Cash Deed for Tennessee from Jack F. Kemp, Secretary of Housing and Urban Development, of Washington, D.C. of record in Book 7951, page 768, Register's Office for Davidson County, Tennessee, dated September 27, 1989 and recorded on October 2, 1989. The said Edward Burley subsequently died intestate on or about September 25, 2023, and his Estate is being administered under Case No. 24P657, in the Seventh Circuit (Probate) Court for Davidson County, Tennessee. SEE ALSO: Affidavit of Heirship of record at Instrument No. 20241003-0076970, indicating the heirs at law of Edward Burley are GLORIA WESTBROOK and JUAN BRYANT. Further being the same property conveyed to Juan Bryant, unmarried, by Quit Claim Deed from Gloria Westbrook of record in Instrument No. 20241003-0076971, dated October 1, 2024, and recorded on 10/03/2024.

This is property more commonly known as 1406 Campbell Circle, Nashville, TN 37206.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2024 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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/our hand this 1 day of October, 2024.

Juan Bryant

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 1 day of October, 2024, before me personally appeared Juan Bryant, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 1 day of October, 2024.

Notary Signature
My commission expires: 3-2-27

BRANDON LIPPMAN
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 3-2-2027

Please Return to:

Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206

Certificate of Authenticity

I, Dawnielle Hardwick, 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 **October 1, 2024**.

Date

DHardwick

Affiant Signature

October 4, 2024

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **4th** day of **October**, 20**24**.

Notary's Signature

My Commission Expires: 7/11/2024

Date

Notary's Seal (if on paper)

