This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, TN 37203
File Number: 1-23553-AP

Karen Johnson Davidson County
Batch# 1205683 DEEDWARR
11/15/2024 03:35:30 PM 3 pgs
Fees: $18.00 Taxes: $3,700.00
20241115-0089296

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $1,000,000.00.

Affiant

Subscribed and sworn to before me, this the 15th day of November, 2024.

C. M. CORRIVEAU
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-03-2025

Notary Public
My Commission Expires: 3/3/2025

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Drees Premier Homes, Inc. 1651 Westgate Circle Brentwood, TN 37027	James Riley Bryant 2503 Belmont Bld Nashville, TN 37212	145-03-800

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **James Riley Bryant**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Drees Premier Homes, Inc., an Ohio Corporation**, hereinafter called the Grantee(s), his/her/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 all of Lot No. 16, Section I, Plan of Harpeth Acres, according to survey and plat of same appearing of record in Book 1424, page 140, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to James Riley Bryant by Warranty Deed from AirFox, LLC, a Wyoming limited liability company, dated December 18, 2023, recorded December 18, 2023, of record in Instrument No. 20231218-0097515, Register's Office for Davidson County, Tennessee.

This property is not a primary residence of the Grantors and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. 26-2-307 or other similar statute.

This is improved property located at: **4815 Granny White Pike, Nashville, TN 37220.**

This conveyance is made subject to 1) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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. 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.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 15th day of November, 2024.

GRANTOR:

James Riley Bryant

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared James Riley Bryant, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 15th day of November, 2024.

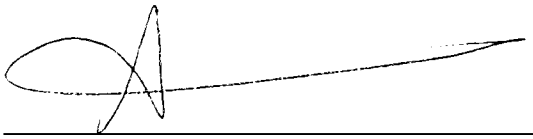
Notary Public
My Commission expires: 9-21-26

JAKE MOORE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

202411150089296

CERTIFICATE OF AUTHENTICITY

I, Alicia Johnson, do hereby make oath that I am 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 **11-15-2024**.



Affiant Signature — **11-15-2024** Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this **11-15-2024**.



Notary's Signature

My Commission Expires: 9-21-26

Notary's Seal

