Karen Johnson Davidson County
Batch# 1208719 DEEDWARR
11/27/2024 08:10:30 AM 3 pgs
Fees: $18.00 Taxes: $3,145.00
20241127-0092704

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $850,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26TH DAY OF NOVEMBER, 2024.

Notary Public

MY COMMISSION EXPIRES: 05/08/2028
(AFFIX SEAL)

RILEY HERRICK
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 05/08/2028
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY

Metropolitan Escrow, Inc., 217 Pineway Drive, Nashville, TN 37217

File No.: 24-0624

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Build Nashville DB2, LLC	NEW OWNER	Map: 11507007100
(NAME) 601 44th Ave. No.	(NAME)	
(ADDRESS) Nashville, TN 37209	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF EIGHT HUNDRED FIFTY THOUSAND AND NO/100 DOLLARS ($850,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

C. PETER BRYANT AND BEEBE DARLENE BRYANT, TRUSTEE OF THE BEEBE BRYANT OATH TRUST DATED APRIL 5, 2023,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

BUILD NASHVILLE DB2, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, ALL RIGHT, TITLE AND INTEREST IN AND TO 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. 25 on the Plan of Section Four, West Meade Estates, of record in Plat Book 3300, Page 61, Register's Office for said County, to which reference is hereby made for a more complete description.

Being the same property conveyed to Beebe Darlene Bryant, Trustee of The Beebe Bryant Oath Trust dated April 5, 2023, by Quitclaim Deed from Thomas A. Bryant, of record in Instrument No. 202411270092703, said Register's Office. And being the same property conveyed to Beebe Darlene Bryant, Trustee of The Beebe Bryant Oath Trust dated April 5, 2023, and any amendments thereto, by deed from Beebe D. Bryant, an unmarried person, of record in Instrument No. 20230421-0029348, dated April 5, 2023, Register's Office for said County. And being the same property conveyed to C. Peter Bryant, (a married man), Thomas A. Bryant, (a married man), and Beebe D. Bryant (unmarried), and their successors and assigns a one-third undivided interest each, by Quitclaim Deed from Beebe D. Bryant, Successor Trustee of the Welch C. Bryant or Flora S. Bryant Joint Revocable Living Trust Agreement dated April 8, 1997, of record in Instrument No. 20080314-0026055, said Register's Office. See also Quitclaim Deed of record in Book 10426, Page 95, and Warranty Deed of record in Book 3797, Page 155, said Register's Office.

This conveyance is made subject to: (1) 2024 taxes, which have been prorated and paid by the Grantors; (2) All matters appearing on the Plan of record in Plat Book 3300, Page 61, said Register's Office.

This conveyance is subject to Restrictive Covenants of record in Book 3399, Page 272, amended in Book 4503, Page 111, Register's Office for said County.

This property is not a marital residence for C. Peter Bryant and Thomas A. Bryant and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. 260-2-307 or other similar statute.

unimproved ☐
This is improved ☒ property, known as 754 West Meade Drive, Nashville, TN 37205
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 our hands this 26th day of November, 2024.

C. Peter Bryant

The Beebe Bryant Oath Trust dated April 5, 2023

BY: Beebe Darlene Bryant, Trustee

JAMIE C POLK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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 C. Peter Bryant 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, 26th day of November, 2024.

My Commission Expires: 11/2/26

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Beebe Darlene Bryant, Trustee of The Beebe Bryant Oath Trust dated April 5, 2023, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon her oath, acknowledged herself to be the Trustee, of The Beebe Bryant Oath Trust dated April 5, 2023, and that she as such Trustee, being authorized so to do, executed the within instrument for the purposes therein contained.

Witness my hand and official seal this, 26th day of November, 2024.

My Commission Expires:
11/2/24

Notary Public

JAMIE C POLK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Certificate of Authenticity

I, Adam LaFever, 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 November 26, 2024.

Affiant Signature

11/26/24
Date

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this 26 day of November, 2024.

Notary's Signature

My Commission Expires: 05/08/2028

Notary's Seal

RILEY HERRICK
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 05/08/2028
DAVIDSON COUNTY

RECORD & RETURN TO:
Commerce Title & Escrow, LLC
101 Lea Ave.
Nashville, TN 37210
File No. RES-24-754