BOX 10-A

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
800 Crescent Centre Drive, Suite 140
Franklin, TN 37067

CRT File No. 241249555

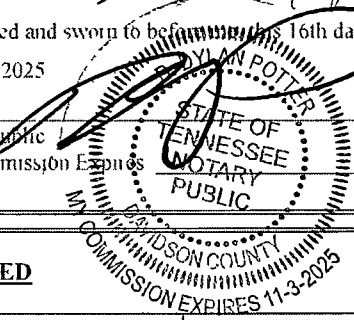
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $405,000.00

Affiant

Subscribed and sworn to before me this 16th day of January 2025

Notary Public
My Commission Expires



Karen Johnson Davidson County
Batch # 1227845 DEEDWARR
01/17/2025 09.40 33 AM 2 pgs
Fees $13 00 Taxes $1,498 50

20250117-0003899

WARRANTY DEED

Address New Owner	Send Tax Bills To	Tax Information
Barry Bright and Haley Bright 55 Valeria St Nashville TN 37210	CMG Mortgage, Inc dba CMG Home Loans 3160 Crow Canyon Rd , Suite 400 San Ramon, CA 94583	Tax Parcel ID No 119 06 0 118 00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10 00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **David J. LaVanne, unmarried man,** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Barry Bright and Haley Bright, husband and wife,** ("Grantees"), their heirs and assigns all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows

Land in Davidson County, Tennessee, being Lot No 198 on the Plan of STERLING HEIGHTS, SECTION FIVE, of record in Plat Book 1835, page 37, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to David J LaVanne, unmarried man, by Warranty Deed from Bridget E Kling, single woman, of record in Instrument No 20230427-0030926, in the Register's Office of Davidson County, Tennessee, dated April 26, 2023 and recorded on April 27, 2023

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record

Taxes and assessments for the year 2025 and subsequent years, not yet due and payable

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of PART OF THE W C MILLER HOME PLACE STERLING HEIGHTS, SECTION FIVE, as recorded in Plat Book 1835, Page(s) 37

Covenants, Conditions and Restrictions as set forth in Building Restriction recorded in Book 1787, Page 427

Covenants, Conditions and Restrictions as set forth in Restrictions - Sterling Heights recorded in Book 1914, Page 500

Agreement for Dedication of Easement for Sanitary Sewers and or Storm Drainage as set forth in instrument recorded in Book 4166 Page 359

This is improved property located at 55 Valeria St Nashville TN 37210

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular 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 16th day of January, 2025.

David J. LaVanne

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, David J. LaVanne, 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, at office, this 16th day of January, 2025.

Notary Public
My Commission Expires: _____

ABBY BENSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Commission Expires Nov. 22, 2025