Karen Johnson Davidson County
Batch # 1252562 DEEDWARR
03/27/2025 11:20:48 AM 3 pgs
Fees: $18.00 Taxes: $1,409.70
20250327-0022989

Name and Address of New Owner:
TBKID LLC
105 Westpark Drive, STE 190
Brentwood, TN 37027

Send Tax Bills To:
NEW OWNER

This Instrument Prepared By:
Mason Lillie, LLC
3401 Mallory Lane, STE. 100
Franklin, TN 37067

Map & Parcel No: 083 04 0 083.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **James Bryant and wife, JoAnn Bryant**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **TBKID LLC, a Tennessee Limited Liability Company,** "the Grantee," the following described real estate in Davidson County, Tennessee:

LAND in Davidson County, Tennessee, being Lot No. 74 on the Plan of Rosebank Park, as of record in Bok 1835, Page 26, Register's Office for said County, to which Plan reference is hereby made for a more complete description of said lot.

Being the same property conveyed to James Bryant and wife, JoAnn Bryant, their heirs and assigns by Deed dated May 25, 2001 from Jennifer L. Holt, unmarried, recorded June 4, 2001, in Instrument Number 200106040057887, in the Official Records of Davidson County, Tennessee.

This is improved property, known as 2420 Pafford Drive, Nashville, TN 37206

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 24th day of March, 2025.

_____(SEAL)
James Bryant

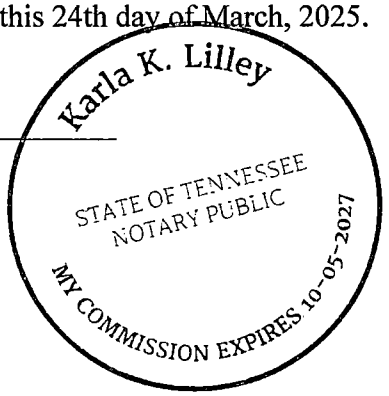
_____(SEAL)
JoAnn Bryant

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 24th day of March, 2025, before me personally appeared James Bryant and JoAnn 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 24th day of March, 2025.

_____
Notary Signature
My commission expires:



AFFIDAVIT OF VALUE

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $381,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn to and subscribed before me this 24th day of March, 2025.

Notary Signature
My commission expires:

