398

PREPARED BY (AND RETURN TO).
Ivey Title, LLC

104 Woodmont Boulevard, Suite 100
Nashville, TN 37205
Phone (615) 298-3312 - Fax (615) 292-8746

Christy Wilkins Ivey *Margaret H Taylor*

Karen Johnson
Batch # 1268347
05/02/2025 03 00 04 PM
Fees $13 00 Taxes $832 50

Davidson County
DEEDWARR
2 pgs

20250502-0034276

Ivey Title, LLC Ref (DL) Title No.: 63983
Dav. Co File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
William Preston Bryant Douglas Bryant, Lisa Bryant 4316 Summercrest Boulevard #515 Antioch, TN 37013	**Primis Mortgage** **5535 Currituck Drive, Ste 120** **Wilmington, NC 28403**

TAX MAP PARCEL NUMBERS: 164-06-0A-047.00CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$225,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Jennie Hall**, a widow who has not remarried, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **William Preston Bryant, a single man and Douglas Joseph Bryant and Lisa Bryant, husband and wife, as joint tenants with right of survivorship,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Unit No 47 (also known as Unit 515) on the Plan of Autumn Glen, Section 1, a Condominium Regime of record in Plat at Instrument No 20020926-0117438, Register's Office for Davidson County, Tennessee, reference to which is hereby made for a more complete description

Being part of the same property conveyed to Byron Hall and Jenny Hall, as tenants by the entirety with right of survivorship, by Warranty Deed from P & B Development, LC, a Tennessee Limited Liability Company, dated January 4, 2011 and recorded on January 10, 2011, of record in Inst No. 20110110-0002640, Register's Office for Davidson County, Tennessee The said Byron Hall has since died Title was erroneously vested in "Jenny" Hall. The said Jenny Hall is one and the same person as Jennie Hall.

Description Reference: Described from information contained in recorded condominium documents

This conveyance is subject to. Taxes for 2025, and subsequent years; The Plan, with Owner's Certificate, of record in Inst No. 200209260117438, said Register's Office, which Plan shows minimum building set back lines and easements and to which Plan reference is hereby made for a more complete description; The provisions of the condominium Master Deed of record in Inst No. 20030929-0143614, amended in Inst. No. 20101229-0103591, Inst. No. 20230404-0024572, said Register's Office, which submits said property to a Horizontal Property Regime pursuant to the provisions of the Tennessee Horizontal Property Act and sets forth restrictions, assessment, liens and other matters, Easement for public utilities, including sidewalks, to the Metropolitan Government of Nashville and Davidson County, Tennessee of record in Inst. No. 20020828-0104004, said Register's Office, Charter of Autumn Oaks Homeowners Association of record in Inst No 20010912-0099442, said Register's Office, Declaration of Easement and Cost Sharing of record in Inst. No 20240904-0068157, said Register's Office, Access, Amenities, and Reciprocal Drainage and Detention Facilities Easement and Maintenance Agreement of record in Inst. No. 20161230-0137500, said Register's Office; Easement for sanitary sewers and/or storm drainage, water mains and appurtenances to the Metropolitan Government of Nashville and Davidson County, Tennessee of record in Inst. No 20020823-0102072, said Register's Office

This is improved property, known as 4316 Summercrest Boulevard, # 515, Antioch, TN 37013

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 1st day of May, 2025

Jennie Hall

State of Tennessee

County of Davidson

On this1st day of May, 2025 before me the undersigned authority, personally appeared Jennie Hall, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires.

MARGARET H TAYLOR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-8-2028

Notary

State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $225,000.00.

Affiant

Sworn and subscribed before me this 1st day of May, 2025.

My Commission Expires: 7/4/26

Notary

LYDIA H WEAVER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY