Karen Johnson Davidson County
Batch# 1268593 DEEDWARR
05/05/2025 10:43:30 AM 3 pgs
Fees: $18.00 Taxes: $2,266.25
20250505-0034683

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $612,500.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 1ST DAY OF MAY, 2025.

Notary Public

(Affix Seal)

My Commission Expires: 3-21-2028

RACHEL MARIE COLLINS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF CHEATHAM

# WARRANTY DEED

LePera-Robinson-T25-030

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:
**TITLE SOLUTIONS, LLC**
201A Molly Walton Drive
Hendersonville, TN 37075 (615)264-8709

| Address of New Owner(s): | Send Tax Bills To: | Tax ID No(s).: |
|---|---|---|
| Michelle Marie LePera-Robinson and Marianne LePera | American Pacific Mortgage | 063.00-0-110.00 |
| 1624 Pawnee Trail | 3000 Lava Ridge Ct, #200 | |
| Madison, TN 37115 | Roseville, CA 95661 | |

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Myra Hill Bryant and Marvin W. Bryant, wife and husband**, hereinafter called the Grantors, have bargained and sold, and by these presents do hereby transfer and convey unto **Michelle Marie LePera-Robinson, an unmarried woman and Marianne LePera, an unmarried woman, as tenants in common** , hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Land in the 11th Civil District of Davidson County, Tennessee, described according to a copy of a survey made by H. Gee, April 4, 1967, as follows:

Beginning at an iron pin in the northerly margin of Pawnee Trail, located 620.1 feet, as measured with said margin, from its intersection with the northeasterly margin of Hudson Road; thence leaving said margin, North 23 degrees 55' West 660.2 feet to an iron pin; thence North 64 degrees 28' East 192 feet to an iron pin; thence South 23 degrees 55' East 697.7 feet to an iron pin in the northerly margin of said Pawnee Trail; thence with said margin, South 57 degrees 43' West 11.8 feet; thence continuing with said margin, South 76 degrees 43' West 183.4 feet to the beginning, containing 3 acres, more or less.

Being the same property conveyed to Myra H. Smith by quit claim deed from Billy Gene Smith of record in Book 7966, Page 668, dated 08/11/1983, recorded on 10/24/1989, Register's Office for Davidson County, Tennessee.

Previously conveyed to Billy Gene Smith and wife, Myra H. Smith by Warranty Deed from Curtis E. Chaffin and wife, Peggy K. Chafin recorded 08/23/1973 in Book 4740, Page 407.

Myra H. Smith now known as Myra Hill Bryant is married to Marvin W. Bryant who joins in this conveyance.

Said property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises.

unimproved ☐
This is improved ☑ Property known as: **1624 Pawnee Trail, Madison, TN 37115**

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, the GRANTORS, 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 that 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 my/our hand(s) this 1st day of May, 2025.

Myra Hill Bryant by Virginia Howard, Attorney-in-Fact

Myra Hill Bryant by Virginia Howard, Attorney-in-Fact

Marvin W. Bryant by Virginia Howard, Attorney-in-Fact

Marvin W. Bryant by Virginia Howard, Attorney-in-Fact

STATE OF TN

COUNTY OF Sumner

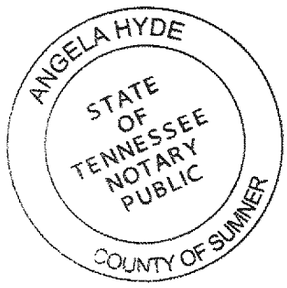
Personally appeared before me, the undersigned authority, a Notary Public for said County and State, the within named, Virginia Howard, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), to be the person who executed the foregoing instrument on behalf of Myra Hill Bryant and Marvin W. Bryant, and who acknowledged that she executed the same as the free act and deed as Attorney-in-Fact of the said Myra Hill Bryant and Marvin W. Bryant for the purposes therein contained.

Witness my hand, at office, this 1st day of May, 2025.

Angela Hyde

Notary Public

My Commission Expires: 10/24/28



# 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 05/05/2025.

Affiant Signature

05/05/2025
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 05/05/2025.

Notary's Signature

My Commission Expires: 4-21-26

Notary's Seal

