Karen Johnson Davidson County
Batch# 1274411 DEEDWARR
05/19/2025 10:05:30 AM 3 pgs
Fees: $18.00 Taxes: $1,295.00
20250519-0039096

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $350,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16TH DAY OF MAY, 2025.

Notary Public

MY COMMISSION EXPIRES: 1.5.2026
(AFFIX SEAL)

ERIC B HENRY
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 190D Saundersville Road , Suite 3002, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Jairo Enrique Izaguirre	Bank of America, N.A.	Parcel ID: 075 10 0 004.00
(NAME)	(NAME)	
8305 Luree Ln.	4500 Amon Carter Blvd.	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	Fort Worth, TX 76155	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Donald W. Bryan and wife, Mary S. Bryan**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Jairo Enrique Izaguirre, an unmarried person**, hereinafter called the Grantees, their heirs and assigns, 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. 31 on the Plan of Hermitage Estates, as of record in Book 3300, pages 70 and 71, Register's Office for said County.

Said Lot No. 31 fronts 80 feet on the northwesterly side of Luree Lane, and runs back between parallel lines, 150 feet to a dead line.

Being the same property conveyed to Donald W. Bryan and wife, Mary S. Bryan from Mary N. Lawrence, A Single Person by Warranty Deed dated October 25, 1969 and recorded on October 28, 1969 in Book 4375, Page 464, Register's Office of Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 8305 Luree Ln., Hermitage, TN 37076

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 16th day of May, 2025.

Donald W. Bryan

Mary S. Bryan

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State Donald W. Bryan and wife, Mary S. Bryan, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 16th day of May, 2025.

Notary Public

My Commission Expires: 1.3.2026

(SEAL)

ERIC B HENRY
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Certificate of Authenticity

I, Amanda Maynor, 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

May 16, 2025.

Date

Affiant Signature

May 19, 2025

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this **19** day of **May**, 2025

Notary Signature

My Commission Expires: 3/9/2027

STACY R JACOBS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON