This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF Davidson

Actual consideration or value, whichever is greater is $380,000.00.

Affiant

Subscribed and sworn before me this the 22 day of May, 2025.

Notary Public
My commission expires:

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-20-2028

Karen Johnson Davidson County
Batch# 1277244 DEEDWARR
05/23/2025 01:36:30 PM 3 pgs
Fees: $18.00 Taxes: $1,406.00
20250523-0040897

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Lori Armstrong 710 Cleo Miller Drive, 307 Nashville, TN 37206	Legacy Home Loans, LLC DBA Steadfast Mortgage 408 Highway 76 White House, TN 37188	096-09-0 124.00

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, COURTNEY BRYANT AND SPOUSE LAUREN STANLEY, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to LORI ARMSTRONG, AN UNMARRIED PERSON, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 43 on the plan of Donelson Heights, as shown by plat of record in Plat Book 1424, Page 35, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Lauren Stanley, a single woman and Courtney Bryant, a single woman as tenants in common with rights of survivorship, by deed dated 02/22/2021, from Scott Lyman and Valerie Lyman, husband and wife, of record in Instrument No. 20210224-0022653, Register's Office for said County.

Lauren Stanley and Courtney Bryant, having since married.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 2817 Surrey Road, Nashville, TN 37214.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 hand this the 22nd day of May, 2025.

Courtney Bryant
Courtney Bryant

Lauren Stanley
Lauren Stanley

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Courtney Bryant and Lauren Stanley, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 22 day of May, 2025.

My commission expires: 9/21/26

Notary Public

CAVAN MCCANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

True Copy Certification

I, **Pam Autry,** 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 this the 22 day of May, 2025.

Affiant Signature

Date 5/22/25

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 22 day of May, 2025.

Notary's Signature

MY COMMISSION EXPIRES:

