Prepared By & Return To:
Rhythm Title, LLC
1585 Mallory Lane
Ste. 205
Brentwood, TN 37027
RT-25-2548

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $497,200.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 13th day of June, 2025

Notary Public

Commission Expires: 4/22/2029

Crystal Johnson State of Tennessee Notary Public Sumner County

Karen Johnson Davidson County
Batch# 1284791 DEEDWARR
06/16/2025 12:38:30 PM 3 pgs
Fees: $18.00 Taxes: $1,839.64
20250616-0046889

Address of New Owner	Send Tax Bills To:	Map & Parcel
Joyce Ellis Bridges and Kenneth Leon Bridges 8542 Sawyer Brown Rd Nashville, TN 37221	New Owner " "	142-09-0D-222.00-CO

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE,

Brent Grunfeld and Andrea Grunfeld, husband and wife

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Joyce Ellis Bridges and Kenneth Leon Bridges, wife and husband

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. 8542, on the Plan of River Plantation, Section X, Phase II C, of record in Book 9700, Pages 143 & 144; amended in Book 9700, Pages 186 & 187, as shown on the Master Deed for River Plantation, Section 10, Phase One, of record in Book 9394, Page 598; Book 9780, Page 284; Book 9669, Page 111; Book 10024, Page 409; Book 10136, Page 708; Book 10417, Page 348; and Instrument No. 20081203-0117317, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Machelle Nanette Davidson, a single woman by Special Warranty Deed from Zillow Homes Property Trust, a Delaware Statutory trust of record in Instrument No. 20210727-0101187 Register's Office for Davidson County, Tennessee, dated July 19, 2021 and recorded on July 27, 2021.

Being the same property conveyed to Brent Grunfeld and Andrea Grunfeld, husband and wife by Warranty Deed from Machelle Nanette Davidson, a Single woman of record in Instrument No. 20240517-0036785 Register's Office for Davidson County, Tennessee, dated May 14, 2024 and recorded on May 17, 2024.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 8542 Sawyer Brown Rd, Nashville, TN 37221

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 so 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.

Dated this the 2nd day of June, 2025.

Brent Grunfeld

Andrea Grunfeld

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 2nd day of June, 2025, before me personally appeared Brent Grunfeld and Andrea Grunfeld, 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 2nd day of June, 2025.

Notary Signature
My commission expires: 2/17/27

CASSIE LOVVORN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

25-000993-0110

Tennessee Certification of Electronic Document

I, Crystal Johnson, 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 6/12/2025 (date of document).

Affiant Signature

6/13/2025
Date

State of Tennessee
County of Sumner

Sworn to and subscribed before me this 13 day of June, 2025.

Notary's Signature

My Commission Expires: 3-23-27

Notary's Seal

Gregory D. Vadner
State of Tennessee Notary Public
Sumner County