Karen Johnson Davidson County
Batch# 1292463 DEEDWARR
07/01/2025 02:17:30 PM 3 pgs
Fees: $18.00 Taxes: $2,072.00
20250701-0051948

2025-223-SM

WARRANTY DEED

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is 560,000.00.

Affiant

Subscribed and sworn to before me, this the 26th day of June, 2025.

Notary Public

My commission expires: 12.14.2028

(AFFIX SEAL)

APRIL SUMRULD
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY
MY COMMISSION EXPIRES 12-14-2028

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Bryn Armagh Lyon and Matthew Channing Bragg	Cross Country Mortgage	084-07-0-048
2807 Windemere Drive, Nashville, TN 37214	2160 Superior Ave. Cleveland, OH 44114	

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, WE,

D. Gayle Smith, an unmarried woman

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Bryn Armagh Lyon and Matthew Channing Bragg, 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. 32 on the Plan of Section Two Sunny Acres, of record in Plat Book 2663, page 39, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

Being the same property conveyed to Michael J. Smith and wife, D. Gayle Smith, by Warranty Deed dated August 01, 2005, from J. Matthew Foreman and wife, Sheri Suarez Foreman, of record in Instrument No. 20050802-0090310 and Notary Certificate of Correction of record in Instrument No. 20051014-0124046, said Register's Office.

The said Michael J. Smith having since died on March 23, 2025, property is now vested in D. Gayle Smith as the surviving tenant by the entirety.

THE conveyance of the above described parcel of land is subject to the following:

Taxes for the year 2025, and all subsequent years not yet due and payable. Map and Parcel 084-07-0-048.

The Plan of record in Book 2663, page 39, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein.

Restrictive Covenants contained in instrument of record in Book 2736, page 124, said Register's Office.

This is improved (X) Unimproved (____) property, known as 2807 Windemere Drive, 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 GRANTEE(S) that I/we am/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), 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 26th day of June, 2025.

D. Gayle Smith

D. Gayle Smith

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BEFORE ME, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared D. Gayle Smith, the within-named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand, at office, this 26th day of June, 2025.

MIKE BOYD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Notary Public
My Commission Expires: 5/9/2026

Tennessee Certification of Electronic Document

I, Steven T. Morris, 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 June 26. 2025.

Affiant Signature

1st day of July, 2025

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 1st day of July, 2025

Notary's Signature

MY COMMISSION EXPIRES: 1/24/2028

NOTARY'S SEAL

CATHERINE DESIMONE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-24-2028