STATE OF Tennessee
COUNTY OF Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $240,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st day of July, 2025.

Notary Public
MY COMMISSION EXPIRES: 08/19/2026
File No. 25-23579

BRITTANY L JONES STATE OF TENNESSEE NOTARY PUBLIC My Commission Expires on 08/19/2026 SUMNER COUNTY

Karen Johnson Davidson County
Batch# 1292554 DEEDWARR
07/02/2025 08:11:30 AM 3 pgs
Fees: $18.00 Taxes: $888.00
20250702-0052067

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Cary D. Briley and Farrah Nicole Briley (NAME)	Same as New Owner (NAME)	43-9-350
521 Douglas Bend Road (STREET ADDRESS)	(STREET ADDRESS)	
Gallatin, TN 37066 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 HEREBYACKNOWLEDGED, WE, **Donald A. Briley and Kimberly Briley, husband and wife**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Cary D. Briley and Farrah Nicole Briley, husband and wife**, 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:

Being Lot No. 1 on an unrecorded map showing partitioning of a lot owned by Morris F. Estes in Madison, Tennessee, and more particularly described according to a survey made May 17, 1958, by Anthony Papuchis, Surveyor, as follows: Beginning at a point in the easterly margin of Delaware Avenue, 658.3 feet, more or less, as measured along said margin, from the northerly margin of Old Hickory Boulevard, thence eastwardly 282 feet to an iron pin thence northwardly 45.85 feet to an iron pin; thence westwardly 245 feet to a point in the east margin of Delaware Avenue, thence southwardly along the east margin of said Avenue 84.2 feet to the beginning.

Being the same property previously conveyed to William Briley and wife, Fayla W. Briley, by Warranty Deed dated September 21, 1988, from Michael A. Foster and Teresa A. Foster, recorded September 22, 1988 in Book 7658, page 875, in the Register's Office for Davidson County, Tennessee.

The said William T. Briley having since died August 26, 2024, thereby vesting his interest to his wife, Fayla N. Briley. The said Fayla W. Briley having since died on October 20, 2024. Pursuant to the Affidavit as to Heirs of Fayla Woods Briley, dated January 9, 2025 and recorded as Instrument Number 20250508-0035974, in the Register's Office for Davidson County, Tennessee, said property is vested to Donald A. Briley and Cary D. Briley, as the sole heirs at law of the said Fayla Woods Briley.

Further, Being the same property conveyed to Donald A. Briley and Kimberly Briley, husband and wife by Quitclaim

Deed dated April 30, 2025 from Cary D. Briley, a married man, recorded May 8, 2025, in Instrument Number 20250508-0035975, in the Register's Office of Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record.

The 2024 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 202 Delaware Avenue, 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 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. Whenever 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 July, 2025.

Donald A. Briley

Kimberly Briley

STATE OF TENNESSEE
COUNTY OF SUMNER

On this 1st day of July, 2025, before me personally appeared Donald A. Briley and Kimberly Briley, 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 1st day of July, 2025.

PRESTON D MATTHEWS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

Notary Signature
My commission expires: 5/21/29

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.MATTHEWS.PLLC.
P.O. BOX 663
GALLATIN, TN 37066

Tennessee Certification of Electronic Document

I, Trudy Milliken, do herby 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 07/01/2025 (date of document).

Affiant Signature

07/01/2025

Date

State of Tennessee

County of Sumner

Sworn and subscribed before me by Trudy Milliken on this 01 day of July, 20 25.

Notary's Signature

My Commission Expires: 11/30/29

Notary's Seal

KIM PERRY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

202507020052067