Karen Johnson Davidson County
Batch# 1298031 DEEDWARR
07/16/2025 08:53:30 AM 3 pgs
Fees: $18.00 Taxes: $2,438.30
20250716-0055976

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 $659,000.00.

Affiant

Subscribed and sworn before me this the 15th day of July, 2025.

Notary Public
My commission expires: 3-20-28

SYDNEY ANGELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Caroline M. Yancey 514 B Snyder Ave. Nashville, TN 37209	First Community Mortgage 2102 Robert Rose Drive Murfreesboro, TN 37129	091-10-0K 002.00

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, **JEFF BRYAN, AN UNMARRIED MAN**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **CAROLINE M. YANCEY AND JOHN BEHRENDS, A WIFE AND HUSBAND**, 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 Unit B of 514 Snyder Cottages, a Horizontal Property Regime with Private Elements, together with common areas, as established by Declaration of Covenants, Conditions, and Restrictions of record in Instrument No. 20160203-0010567, as corrected in Instrument No. 20171002-0100574, Register's Office for said County, and being shown on plan attached thereto as Exhibit "A", to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Jeff Bryan, unmarried man, by deed dated 10/17/2017, from Astercor Group, LLC, a Tennessee limited liability company, of record in Instrument No. 20171023-0108019, as corrected in Instrument No. 20190807-0078310, Register's Office for said County.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 514 B Snyder Ave., Nashville, TN 37209.

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 15th day of July, 2025.

Jeff Bryan

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Jeff Bryan, 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 15th day of July, 2025.

My commission expires:

9-7-26

Notary Public

BENJAMIN SEAMON
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

Tennessee Certification of Electronic Document

I, Benjamin Seamon, 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 certified true and exact copy of the original document executed and authenticated according to law on 7/15/25.

Affiant Signature

7/15/25

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 15 day of July, 2025

Notary's Signature

MY COMMISSION EXPIRES: 12/16/25

JENNIFER CROWELL
STATE OF TENNESSEE
NOTARY PUBLIC
LEWIS COUNTY