WARRANTY DEED

Karen Johnson
Batch # 1309514
08/13/2025 10:05:02 AM
Fees: $13.00 Taxes: $4,255.00

Davidson County
DEEDWARR
2 pgs

20250813-0064402

File #25-TL-6121-C

(SEAL)

HEATHER MORRISON
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires JAN. 30, 2029

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,150,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th DAY OF August, 2025.

Notary Public
MY COMMISSION EXPIRES: 1/30/29

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO

Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Andrew Bryant and Erica Klaritch-Bryant	**New Owner**	
(NAME)	(NAME)	**144 10 0 035.00**
6121 Chickering Court		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged,

JOSHUA MCKELLAR EASTER, TRUSTEE OF THE DONNA MCKELLAR EASTER LIVING TRUST, ESTABLISHED BY THE REVOCABLE TRUST AGREEMENT OF DONNA MCKELLAR EASTER DATED MARCH 7, 2024,

hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto

ANDREW BRYANT AND WIFE, ERICA KLARITCH-BRYANT,

hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land Lying in Davidson County, Tennessee, more particularly described as follows:

Being Lot No. 56 on the Plan of Chickering Valley, as of record in Book 2331, Page (s) 121 through 123 inclusive, in the Register's Office for said County.

Said lot No. 56 fronts 169.0 feet on the Westerly side of Chickering Court, and extends back 527.0 feet on the Northerly and 551.0 feet on the Southerly line to a dead line measuring 175.5 feet thereon.

Being the same property conveyed to Donna McKellar Easter and/or Joshua McKellar Easter, Trustees of the Donna McKellar Easter Living Trust, established by the Revocable Trust Agreement of Donna McKellar Easter dated March 7, 2024, by Quit Claim Deed from Donna McKellar Easter, of record in Instrument No. 20240308-0016182, in the Register's Office of Davidson County, Tennessee, dated March 07, 2024 and recorded on March 08, 2024.

Being the same property conveyed to Frank D. Easter and wife, Donna M. Easter, by Warranty Deed from Joseph T. Traughber, Jr. and wife, Ruth W. Traughber, of record in Book 4493, Page 380, in the Register's Office of Davidson County, Tennessee, dated April 12, 1971 and recorded on April 14, 1971. The said Frank D. Easter died on September 20, 2023, leaving Donna M. Easter as surviving tenant by the entirety.

This conveyance is subject to:
* Property Taxes for the year 2025 and all subsequent years.
* Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Chickering Valley, as recorded in Plat Book 2331, Page(s) 121-123.
* Any and all existing easements and restrictions as shown of record not stated herein

This is ____ **unimproved** __X___ **improved** property known as: 6121 Chickering Court, Nashville, TN 37215.

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), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 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 the 8th day of August, 2025.

Donna McKellar Easter Living Trust dated March 7, 2024

By: Joshua McKellar Easter
Joshua McKellar Easter, Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 8th day of August, 2025, before me personally appeared Joshua McKellar Easter, Trustee of Donna McKellar Easter Living Trust dated March 7, 2024, 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 8th day of August, 2025.

C. Loy Carney

Notary Signature
My commission expires:

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