THIS INSTRUMENT WAS PREPARED BY	STATE OF TENNESSEE COUNTY OF Williamson
Bankers Title & Escrow Corporation 5107 Maryland Way Brentwood, TN 37027 P25-17197-BW	THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 780,000 00 Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF August, 2025 Notary Public MY COMMISSION EXPIRES 10-4-27 (AFFIX SEAL)

LUKE KELLUM STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

KELLUM STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
1922 MMS, LLC		
1922 18th Ave S	New Owner	104-12-0-249 00
Nashville, TN 37212		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, WE, **Richard F. Bryan, unmarried**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **1922 MMS, LLC, a Tennessee limited liability company**

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, in the City of Nashville, being Lot No 74 on the Plan of Belmont Park Company's Addition to Nashville, of record in Book 57, Page 156, Register's Office for Davidson County, Tennessee, Said Lot No 74 fronts 50 feet on the Easterly side of 18th Avenue, South, formerly Baxter Boulevard, and runs back between parallel lines 162 feet to an alley

Being the same property conveyed to Richard F Bryan, unmarried by Warranty Deed from Cynthia A Lee, married of record in Instrument No 20221102-0118172 Register's Office for Davidson County, Tennessee, dated October 31, 2022 and recorded on November 02, 2022

THIS CONVEYANCE IS SUBJECT TO (1) Taxes which have been prorated and assumed by Grantee, (2) All restrictions of record, (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record, (6) All applicable governmental and zoning regulations.

This is improved property known as **1922 18th Ave S, Nashville, TN 37212**

Karen Johnson Davidson County
Batch # 1316540 DEEDWARR
08/29/2025 10 00 40 AM 2 pgs
Fees $13 00 Taxes $2,886 00

20250829-0069342

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. 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 our hands this the ____ day of _____, _____

Richard F. Bryan

Richard F Bryan

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Richard F. Bryan,** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 26 day of August, 2025

My Commission expires 7/3/28

Notary Public

SAMUEL F ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY