Karen Johnson Davidson County
Batch# 1326646 DEEDWARR
09/25/2025 08:21:30 AM 4 pgs
Fees: $23.00 Taxes: $1,803.44
20250925-0076366

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $487,417.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19TH DAY OF SEPTEMBER, 2025.

Notary Public

MY COMMISSION EXPIRES: 3/22/29
(AFFIX SEAL)

CONNIE GILL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD
My Comm. Expires 3/22/2026

THIS INSTRUMENT WAS PREPARED BY
Mid-State Title & Escrow, Inc.
128 Holiday Ct., Ste. 125, Franklin, TN 37067

File No.: 2025-1519

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NO(S).
Troy Bruner and Abigail Bruner	Troy Bruner and Abigail Bruner	132-07-0-052.00
(NAME)	(NAME)	
4340 Morriswood Drive	4340 Morriswood Drive	
(ADDRESS)	(ADDRESS)	
Nashville TN 37204	Nashville TN 37204	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF Four Hundred Eighty-Seven Thousand Four Hundred Seventeen And No/100 Dollars ($487,417.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **LESLEY E. TOMASZEWSKI AND ROEMER MAARTEN VISSER, WIFE AND HUSBAND,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **TROY BRUNER AND ABIGAIL BRUNER,*** HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

* wife and husband

Land in Davidson County, Tennessee, Being part of Lot No. 56, on the Plan of Southmeade of record in Plat Book 1835, Pages 118 and 119, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description thereof.

Being the same property conveyed to Lesley E. Tomaszewski, a married woman by Warranty Deed from Larry B Lehmann, II and Nichole L Lehmann, husband and wife of record in Instrument No. 20210820-0113169, Register's Office for Davidson County, Tennessee, dated August 20, 2021 and recorded on August 20, 2021.

Being the same property conveyed to Lesley E. Tomaszewski and Roemer Maarten Visser by Quitclaim Deed from Lesley E. Tomaszewski of record in Instrument No. 20210928-0130337, Register's Office for Davidson County, Tennessee, dated August 20, 2021 and recorded on September 28, 2021.

Subject to: This conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public records. Property taxes have been prorated and the Grantee has assumed payment thereof when same become due and payable. Taxes for the year 2025, a lien not yet due and payable.
Subject to: This conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public records. Property taxes have been prorated and the Grantee has assumed payment thereof when same become due and payable

unimproved ☐
This is improved ☑ property, known as 4340 Morriswood Drive, Nashville, TN 37204
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 19 day of September, 2025.

Lesley E. Tomaszewski

Roemer Maarten Visser By: Lesley E. Tomaszewski, His Attorney in Fact
Roemer Maarten Visser By: Lesley E. Tomaszewski,
His Attorney in Fact

STATE OF New York

COUNTY OF Suffolk

Before me, the undersigned, authority a Notary Public in and for said State and County, appeared Lesley E. Tomaszewski, Attorney-in-Fact for Roemer Maarten Visser, the within named bargainor(s), with whom I am personally acquainted (or proved o me on the basis of satisfactory evidence), and who acknowledged that he/she executed the foregoing instrument on behalf of and as Attorney-in-Fact for the said _____;
as_____ free act and deed for the purposes therein contained, said Power of Attorney of record in Register's Office.

Witness my hand and official seal, this the 19 day of September, 2025.

Linda A. Mattera
Notary Public

My Commission Expires: 03/23/2027
(SEAL)

LINDA A. MATTERA
STATE
OF NEW YORK
NOTARY PUBLIC
Qualified in Suffolk County
01MA0003435
MY COMMISSION EXPIRES 03/23/2027

STATE OF New York

COUNTY OF Suffolk

On this 19 day of September 20 25, before me personally appeared Lesley E. Tomaszewski, 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 (or person's) free act and deed.

Linda A. Mattera
Notary Public

My Commission Expires: 03/23/2027
(SEAL)

LINDA A. MATTERA
STATE
OF NEW YORK
NOTARY PUBLIC
Qualified in Suffolk County
01MA0003435
MY COMMISSION EXPIRES 03/23/2027

True Copy Certification

Tennessee Certification of Electronic Document

I, Connie Taylor, 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 9/19/25 (date of document).

Affiant Signature

9/19/25
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 19th day of Sept., 2025.

Notary's Signature

MY COMMISSION EXPIRES: 11/3/2025

NOTARY'S SEAL

GREG FAIRBETTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-3-2025