Karen Johnson Davidson County
Batch# 1349927 DEEDWARR
11/21/2025 03:54:30 PM 3 pgs
Fees: $18.00 Taxes: $2,183.00
20251121-0093415

Name and Address of New Owner:
Elizabeth C. Stanton and Caleb C. French
1400 Sunnymeade Drive
Nashville, Tennessee 37216

Send Tax Bills To:
Change Lending, LLC
175 N. Riverview Dr, Suite C
Anaheim, California 92808

This Instrument Prepared By:
R. Houston Akin, Attorney
Mockingbird Title & Escrow Services, LLC
611 Woodland Street
Nashville, Tennessee 37206

Map & Parcel No: 072 04 0 195.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Susan Stratton Bryant, and husband, Larry D. Bryant, as tenants by the entirety,** "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **CALEB C FRENCH AND ELIZABETH C STANTON,** "the Grantees," the following described real estate in Davidson County, Tennessee:

Being Lot No. 59 of Block "A" on the map of the RE-SUBDIVISION OF SUNNYMEADE, as of record in Plat Book 974, Pages 56 and 57 and Parts of Lots Nos. 7 to 13 inclusive of Block "A" on the plan of INGLEWOOD TERRACE, as of record in Plat Book 1130, Page 1 Register's Office for Davidson County, Tennessee described together as follows:

Beginning on the Southeasterly margin of Sunnymeade Avenue, at the corner of Lots Nos. 58 and 59; thence South 29 deg 30' East 25 feet to the Southeast corner of said Lot No. 58; thence South 57 deg 30' West 137.5 feet to the Northeast corner of Tract no. 2 shown on a survey made by Hal R. Swann, Jr., Surveyor, July 17, 1948; thence with the Easterly line of said tract, Southwardly 373.3 feet; thence Northeastwardly 9 feet; thence Southwardly 30.4 feet to the Northwest corner of tract No. 3 as shown on said survey; thence with the Northerly line of said tract, Eastwardly 150 feet to the Northeast corner of said tract; thence with the Easterly line of tracts Nos. 3 to 8 inclusive shown on said survey, Southwardly 420 feet to the line between Lots Nos. 13 and 14, on the plan of said INGLEWOOD TERRACE; thence with the line between said two lots, Eastwardly 142.5 feet; thence North 43 deg West 412.8 feet; thence North 38 deg West 389 feet to the Southeasterly margin of Sunnymeade Avenue; thence with said Avenue,

Southwestwardly to the Beginning.

Being the same property conveyed to Susan Stratton Bryant and husband Larry D. Bryant as tenants by the entirety, by Quitclaim Deed from Tammy Duncan, Trustee, of record in Instrument No. 20111228-0101478, in the Register's Office for Davidson County, Tennessee, dated December 13, 2011 and recorded on December 28, 2011.

Being the same property conveyed to Tammy Duncan, Trustee, by Quitclaim Deed from Susan Stratton Bryant, of record in Instrument No. 20111228-0101478, in the Register's Office for Davidson County, Tennessee, dated December 13, 2011 and recorded on December 28, 2011.

Being the same property conveyed to H. H. Richardson, and wife Eva Richardson, by Warranty Deed from R. W. Creighton and wife, Clara H. Creighton, of record in Book 1851, Page 37, in the Register's Office for Davidson County, Tennessee, dated June 9, 1950 and recorded on June 12, 1950. The said H. H. Richardson died on August 28, 1971, then Eva Richardson died October 18, 2002 testate, devising subject property to Susan Stratton Bryant. See Probate Case 02P2102, Davidson County Seventh Circuit Court.

TO HAVE AND TO HOLD said real estate unto the Grantees, and the Grantees' successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 21st day of November, 2025.

Susan Stratton Bryant (SEAL)

Larry D. Bryant (SEAL)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 21st day of November, 2025, before me personally appeared Susan Stratton Bryant and Larry D. Bryant, 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 21st day of November, 2025.

Notary Signature
My commission expires: 9-21-27

TRICIA JONES
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 09/21/2027
WILLIAMSON COUNTY

AFFIDAVIT OF VALUE

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $590,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

AFFIANT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me this 21st day of November, 2025.

Notary Signature
My commission expires: 9-21-27

TRICIA JONES
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 09/21/2027
WILLIAMSON COUNTY

TRUE COPY CERTIFICATION

I, R. Houston Akin, Tennessee BPR No. 033818, 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 November 21, 2025.

November 21, 2025
R. HOUSTON AKIN DATE
MOCKINGBIRD TITLE & ESCROW, LLC
P.O. BOX 291332
NASHVILLE, TN 37229
(615) 879-7714

JESSICA LYN DOYLE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-6-2026

State of Tennessee)
County of Davidson)

Sworn and subscribed before me on this 21 day of November, 2025.

Notary Public:

My Commission Expires: 7.6.26

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