Karen Johnson Davidson County
Batch# 1351546 DEEDWARR
11/26/2025 01:58:30 PM 3 pgs
Fees: $18.00 Taxes: $2,908.09
20251126-0094590

THIS INSTRUMENT PREPARED BY: **The Row Title & Escrow, LLC** **20 Music Square West, Suite 200** **Nashville, TN 37203** TREVOR KELLER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 03, 2029	STATE OF Tennessee) COUNTY OF Davidson) The actual consideration or value, whichever is greater, for this transfer is: $785,971.00 Affiant Subscribed and sworn to before me, this 24 day of November, 2025. Notary Public My Commission Expires:

WARRANTY DEED

Address New Owner: Tyler Bryant and Rebecca Bryant 2724 Bluefield Avenue, Nashville, TN 37214	Send Tax Bills to: New Owner	Tax Information: Tax Parcel ID No. 096-01-0-099

FOR AND IN CONSIDERATION of the sum of Ten and 00/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, **DAVID G. LOVELL AND TRISSA T. LOVELL, HUSBAND AND WIFE,** (collectively, "Grantor"), has this day bargained and sold, and does hereby transfer and convey to **REBECCA L. BRYANT AND TYLER D. BRYANT, WIFE AND HUSBAND,** (collectively, "Grantee"), Grantee's successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 3 on the Plan of A.V. Wallace Subdivision (formerly Bluefield S/D portion of Lots 19-22) of record in Instrument No. 20100108-0002112, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to David G. Lovell and Trissa T. Lovell, husband and wife by Deed dated June 29, 2023 from Joseph B. Siejakowski and wife Kara Siejakowski, recorded June 29, 2023, in Instrument Number 202306290049863, in the Official Records of Davidson County, Tennessee.

This is improved property commonly known as: **2724 Bluefield Avenue, Nashville, TN 37214**

This conveyance is subject to all zoning and setback requirements, all general utility, sewer, drainage and any other easements and restrictions of record, the lien for property taxes that are not delinquent, any and all subdivision or condominium declarations, covenants, and restrictions of record, and any matters shown on any applicable plat.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, Grantee's successors, heirs and assigns, forever.

And Grantor covenants that Grantor has lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds Grantor, Grantor's successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, Grantee's successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 24th day of November, 2025.

DAVID G. LOVELL

TRISSA T. LOVELL

STATE OF Tennessee)
)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **DAVID G. LOVELL AND TRISSA T. LOVELL**, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such persons executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 24th day of November 2025.

JENNIFER S. GHANEM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 03, 2029

Notary Public
My Commission Expires: _____

Tennessee Certification of Electronic Document

I, Trevor Keller, 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 **11/25/2025** (date of document).

Affiant Signature

11/25/2025
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **25** day of **November**, **2025**

Notary's Signature

MY COMMISSION EXPIRES: 11/2/2026

NOTARY'S SEAL

