This Instrument Prepared By
Athens Title & Escrow LLC
5115 Maryland Way
Brentwood, Tennessee 37027

BOX 10-A

ADDRESS NEW OWNER	SEND TAX BILL TO	MAP & PARCEL
John Matthew Bryant **Kelsey Jeanette Bryant** **1438 Janie Ave** **Nashville, Tennessee 37216**	Atlantic Union Bank 1800 Robert Fulton Drive Ste 350 Reston , VA 20191	MAP **072** GROUP **04 0** PARCEL **265 00**

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10 00) Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged,

Infusion Properties, LLC, a Tennessee limited liability company

hereinafter called the GRANTOR, has bargained and sold, and by these presents, does hereby transfer and convey unto

John Matthew Bryant and Kelsey Jeanette Bryant, husband and wife,

hereinafter called the "GRANTEES", their heirs and assigns, a certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit

Land in Davidson County, Tennessee, being the Northerly one-half of Lot No 11, Block E, Map of Country Club Estates, of record in Book 843, Page 95, Register's Office for Davidson County, Tennessee

Said part of said lot fronts 50 feet on the Westerly side of Janie Avenue and runs back between parallel lines 175 feet to a dead line

Being the same property conveyed to Infusion Properties, LLC, by Warranty Deed from Erin Dias, Trustee of The 1438 Janie Ave Trust, dated March 19, 2024 and filed of record March 20, 2024 as Instrument No 20240320-0019353, Register's Office for Davidson County, Tennessee

Said property is transferred subject to the following matters

1. 2025 Taxes and all subsequent years not yet due and payable
2. Matters shown on the recorded plat of Country Club Estates, of record in Book 843, page 95, said Register's Office
3. Declaration of Restrictions and Covenants for SCMs for Regulated Residential Landfill contained in an instrument of record as Instrument No 20250520-0039721, said Register's Office
4. Property is subject to any and all restrictions, easements, and conditions of record and/or not previously recorded in Register's Office for Davidson County

This is improved property known as **1438 Janie Ave, Nashville, Tennessee 37216**

Such an address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control

Karen Johnson Davidson County
Batch # 1355364 **DEEDWARR**
12/08/2025 02 18 45 PM 2 pgs
Fees $13 00 Taxes $5,781 25

20251208-0097588

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said **John Matthew Bryant and Kelsey Jeanette Bryant, husband and wife**, their heirs and assigns, forever, and, GRANTOR does covenant with the said GRANTEES that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and warrants that the same is unencumbered unless otherwise herein set out, and, GRANTOR does further covenant and bind itself, its successors and representatives, to warrant and forever defend the title to the said land to the said their heirs and assigns, 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 5th day of December 2025

Infusion Properties, LLC, a Tennessee limited liability company

By Chad Lautt, Managing Member

[redacted]

STATE OF Tennessee)
COUNTY OF Davidson)

Before me, the undersigned authority of the State and County aforesaid, personally appeared **Chad Lautt, Managing Member** with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who, upon oath, acknowledged himself to be **Chad Lautt, Managing Member** of **Infusion Properties, LLC, a Tennessee limited liability company,** the within named bargainor, a Tennessee Limited Liability Company, and that he as such Managing Member, with the authority so to do, executed the within Warranty Deed for the purposes therein contained by signing the name of the Tennessee Limited Liability Company as such Managing Member

WITNESS my hand and official seal at office this 5th day of December 2025

NOTARY PUBLIC
My Commission Expires February 21, 2027

JAMES C. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

STATE OF Tennessee)
COUNTY OF Davidson)

The actual value or consideration, whichever is greater, for this transfer is $1,562,500 00

Kelsey Jeanette Bryant
AFFIANT

Subscribed and sworn to before me on this 5th day of December 2025

NOTARY PUBLIC
My Commission Expires _____

KEVIN D. MONTGOMERY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires 10/4/27