Karen Johnson
Batch # 1360609
12/22/2025 01:40:34 PM
Fees: $23.00 Taxes: $2,127.50
Davidson County
DEEDWARR
4 pgs
20251222-0101556

PREPARED BY (AND RETURN TO):
Ivey Title, LLC

104 Woodmont Boulevard, Suite 100
Nashville, TN 37205
Phone (615) 298-3312 - Fax (615) 292-8746

Christy Wilkins Ivey *Margaret H. Taylor*

Ivey Title, LLC Ref: (DL) Title No.: 64283

Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Aaron Varrone 7048 Still Spring Hollow Drive Nashville, TN 37221	Aaron Varrone 7048 Still Spring Hollow Drive Nashville, TN 37221

TAX MAP PARCEL NUMBERS: 128160A02200CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$575,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Donnie Lynn Bryan, married,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Aaron Varrone,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 76 on the Plan of Still Spring Hollow, Section 1, Phase 1, of record in Book 7900,page 135, Register's Office for said County, to which Plan reference is hereby made for a more complete description.

Being the same property conveyed to Donnie Lynn Bryan by Warranty Deed from Tommy Couch, unmarried dated May 20, 2013 and recorded on May 20, 2013, of record in Inst. No. 20130520-0050686, Register's Office for Davidson County, Tennessee.

William James Salladay, spouse of Donnie Lynn Bryan, joins in this conveyance solely to convey any and all marital interest he may have in subject property.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2026 and subsequent years; The Plan, with Owner's Certificate, of record in Book 7900, page 135, said Register's Office, which Plan shows setback lines and easements, to which Plan reference is made for a more complete description. The Declaration of Covenants, Conditions and Restrictions of record in Book 7963, page 400, amended in Book 8179, page 464, By Laws in Book 8294, page 40, made for more particulars.

This instrument is executed on behalf of William James Salladay by Donnie Lynn Bryan, pursuant to a Power of Attorney executed by him on the 15th day of December, 2025, of record in Instrument No. 20251222-0101555, Register's Office for Davidson, County, Tennessee. The affidavit of said Attorney in Fact is attached as "Exhibit A' to this instrument and incorporated herein by reference.

This is improved property, known as 7048 Still Spring Hollow Drive, Nashviille, TN 37221

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 18th day of December, 2025

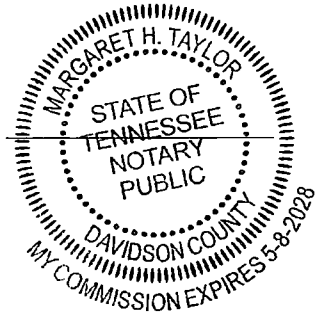
Donnie L Bryan
Donnie Lynn Bryan

William James Sallady by Donnie L Bryan
William James Sallady by Donnie Lynn Bryan,
Attorney-In-Fact Attorney-in-fact

State of Tennessee

County of Davidson

On this 18th day of December, 2025, before me the undersigned authority, personally appeared, **Donnie Lynn Bryan**, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: 

Margaret H Taylor
Notary

State of Tennessee

County of Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named, **Donnie Lynn Bryan** with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged the execution of the within instrument on behalf of **William James Salladay**, as Attorney-in-Fact, as the free act and deed of the said Principal(s).

Witness my hand and official seal at Nashville, Tennessee, this 18th day of December, 2025

My Commission Expires: 

Margaret H Taylor
Notary

State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $575,000.00.

Affiant

Sworn and subscribed before me this 18th day of December, 2025

Notary

My Commission Expires:

DEBRA LEIST
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-09-2027

EXHIBIT "A"
To
Warranty Deed

FROM: Donnie Lynn Bryan

TO: Aaron Varrone

State of Tennessee
County of Davidson

AFFIDAVIT

The undersigned Affiant, being first duly sworn, deposes and says as follows:

1. That the document to which this affidavit is exhibited is executed by the undersigned as attorney-in-fact for the principal(s) thereon shown.

2. That this execution is proper and within the scope of the power-of-attorney referenced in the instrument.

3. Pursuant to the provisions of *Tennessee Code Annotated,* Section 34-6-105(c), of the Uniform Durable Power of Attorney Act, the undersigned Affiant certifies that at the time of execution of said document the Affiant had no knowledge or notice of the termination of the power-of-attorney, either by revocation or by a principal's death, disability, or incapacity.

Further the Affiant Saith not.

Donnie L. Bryan
Donnie Lynn Bryan, Affiant

Sworn to and subscribed before me this 18th day of December, 2025

Margaret H. Taylor
Notary Public

My Commission Expires: _____

MARGARET H. TAYLOR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-8-2028