Karen Johnson Davidson County
Batch# 1376515 DEEDWARR
02/05/2026 08:09:30 AM 4 pgs
Fees: $23.00 Taxes: $1,369.00
20260205-0008111

This Instrument Prepared By:
Thomas I. Bottorff, Attorney
5110 Maryland Way, Suite 120
Brentwood, Tennessee 37027

ADDRESS NEW OWNER:
Nicholas James Bryant
2437 Rychen Dr
Nashville, Tennessee 37217

SEND TAX BILL TO:
Mortgagee

MORTGAGEE:
Northpointe Bank
3333 Deposit Dr. NE
Grand Rapids, MI 49546

MAP **149-03**
GROUP
PARCEL **076.00**

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Alice Jurkovich Mullins and Mark Thomas Jurkovich, III as Co-Executors of the Estate of Mark Thomas Jurkovich, deceased,** hereinafter called the Grantors, have bargained and sold, and by these presents, do hereby transfer and convey unto **Nicholas James Bryant and Caylie Lyn Catoe, 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 Lot No. 624 on the Plan of Edge-O-Lake Estates, Section X, as shown by plat and survey of record in Book 3842, page 180, Register's Office, Davidson County, Tennessee to which plan/plat reference is hereby made for a more complete and accurate legal description.

Said Lot No. 624 fronts 80 feet on the westerly margin of Rychen Drive and extends back between parallel lines 150 feet on each side, to a line in the rear, on which it measures 80 feet.

Being the same property conveyed to Mark T. Jurkovich and wife, Theresa L. Jurkovich by deed from INDIVIDUALIZED HOMES, INC by deed dated February 27, 1969, of record in Book 4314, page 389, Register's Office, Davidson County, Tennessee. The said Theresa L. Jurkovich died on September 16, 2010, leaving Mark T. Jurkovich as the sole owner; and, said property being the same property conveyed to Alice Jurkovich Mullins and Mark Thomas Jurkovich, III as Co Executors of the Last Will and Testament of Mark Thomas Jurkovich, deceased, on file in the Davidson County Circuit Court Clerks Office, Probate Division, Case No. 25P-2267. (Mark T. Jurkovich and Mark Thomas Jurkovich being one and the same person).

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2026 and subsequent years.

This is **improved** property known as **2437 Rychen Dr, Nashville, Tennessee 37217.**

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, Grantors do covenant with the said GRANTEES that they are 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, Grantors do further covenant and bind themselves, their successors 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 my hand this the **23rd** day of **January, 2026.**

Alice Jurkovich Mullins Co-Executor

Alice Jurkovich Mullins, Co-Executor of the Estate of Mark Thomas Jurkovich, deceased

Mark Thomas Jurkovich, III co-executor

Mark Thomas Jurkovich, Co-Executor of the Estate of Mark Thomas Jurkovich, deceased

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority of the State and County aforesaid, personally appeared **Alice Jurkovich Mullins and Mark Thomas Jurkovich, III** with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who, upon oath, acknowledged themselves to be of **Co-Executors of the Estate of Mark Thomas Jurkovich, deceased**, the within named bargainor, and that they as authorized, with the authority so to do, executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal this 23rd day of January, 2026.

MARY JOE HARTZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Mary Joe Hartz
NOTARY PUBLIC
Expiration: 9.5.28

STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~ DAVIDSON

The actual value or consideration, whichever is greater, for this transfer is $370,000.00.

AFFIANT

Subscribed and sworn to before me on this 23rd day of January, 2026.

NOTARY PUBLIC

My Commission Expires: 3/3/26

File #25-9797

CARMEN COATS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-3-2026

Tennessee Certification of Electronic Document

I, Steven T. Morris, 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 January 23, 2026

Affiant Signature

2nd day of February, 2026

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 2nd day of February, 2026

Notary's Signature

MY COMMISSION EXPIRES: 1/24/2028

NOTARY'S SEAL

