WARRANTY DEED

Karen Johnson
Batch # 1378822
02/10/2026 02:56:04 PM
Fees: $13.00 Taxes: $4,440.00

Davidson County
DEEDWARR
2 pgs

20260210-0010263

File #25-TL-5899-COMP

(SEAL)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,200,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6 DAY OF January, 2026.

Notary Public
MY COMMISSION EXPIRES: 7/7/27

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO

Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Maxwell M. Bryant and Taylor L. Bryant	**New Owner**	
(NAME)	(NAME)	
5899 East Ashland Dr (a/k/a 2024 Priest Road)	**5899 East Ashland Dr**	**144 12 0 022.00**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215	**Nashville, TN 37215**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged,

MELANY DAWN ROBINSON, A MARRIED WOMAN,

hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto

MAXWELL M. BRYANT AND TAYLOR L. BRYANT, HUSBAND AND WIFE,

hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 36 on the Plan of OTTER CREEK HILLS, of record in Plat Book 2900, Pages 110 and 111, Register's Office for said County, to which plan reference is hereby made for a more complete legal description.

Being the same property conveyed to Michael T. Fuller and Wife, Dawn R. Fuller, by Warranty Deed from Jeffrey E. Smith and Truman D. Smith, of record in Book 10979, Page 426, in the Register's Office of Davidson County, Tennessee, dated June 15, 1998 and recorded on June 16, 1998.

Further being the same property conveyed to Dawn Robinson Fuller, by Quitclaim Deed from Michael Ted Fuller, of record in Instrument No. 20061220-0156780, in the Register's Office of Davidson County, Tennessee, dated December 20, 2006 and recorded on December 20, 2006.

The said Dawn Robinson Fuller, now known as Melany Dawn Robinson, having since remarried, does hereby affirm that said property has never since been a primary marital residence.

This conveyance is subject to:
* Property Taxes for the year 2026 and all subsequent years.
* Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of OTTER CREEK HILLS, as recorded in Plat Book 2900, Page(s) 110 & 111.
* Covenants, Conditions and Restrictions as set forth in Restrictions recorded in Book 3255, Page 387.
* Any and all existing easements and restrictions as shown of record not stated herein

This is ____ **unimproved** __X__ **improved** property known as: **5899 East Ashland Dr (a/k/a 2024 Priest Road), Nashville, TN 37215**.

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), 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/our hand(s) this the 30th day of January, 2026.

Melany Dawn Robinson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 30th day of January, 2026, before me personally appeared Melany Dawn Robinson, 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 30th day of January, 2026.

Notary Signature
My commission expires:

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-20-2028