Karen Johnson Davidson County
Batch# 1394249 DEEDWARR
03/18/2026 01:23:30 PM 3 pgs
Fees: $18.00 Taxes: $4,384.50
20260318-0021639

THIS INSTRUMENT WAS PREPARED BY	STATE OF TENNESSEE COUNTY OF Williamson THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 1,185,000.00. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th DAY OF March, 2026. Notary Public MY COMMISSION EXPIRES: 9/9/27 (AFFIX SEAL)
Bankers Title & Escrow Corporation 3310 West End Avenue Nashville, TN 37203 P26-9310-WE Michelle W. Kendig State of Tennessee Notary Public Williamson County	

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Neil Bryson	NEW OWNER	082-09-0480.00
1210 5TH Avenue North		
Nashville, TN 37208		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS. THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **Mark G. G. Barry and Kathleen S Barry, Co-Trustees of The Barry Family Trust, u/a/d February 15, 2022**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Neil Bryson**, unmarried man

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A 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. 11 on the Plan of Germantown - Fifth Avenue, of record in Plat Book 9700, Page 489, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Kathleen S. Barry and Mark G. Barry, wife and husband by Warranty Deed from Stephen A. Jordan and wife, Katherine B. Jordan, of record in Instrument No. 20180904-0087119, Register's Office for Davidson County, Tennessee, dated August 31, 2018 and recorded on September 04, 2018.

Being the same property conveyed to Mark G. G. Barry and Kathleen S. Barry, Co-Trustees of the Barry Family Trust by Quitclaim Deed from Mark G. Barry and Kathleen S. Barry, husband and wife, of record in Instrument No. 20220218-0019112, Register's Office for Davidson County, Tennessee, dated February 15, 2022 and recorded on February 18, 2022.

The said Mark G. G. Barry and Mark G. Barry are one and the same person.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is __ unimproved _X_ improved property known as 1210 5TH Avenue North, Nashville, TN 37208

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 we do covenant with the said GRANTEES 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 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 our hands this the 18 day of March, 2026.

Mark G.G. Barry, Trustee

Mark G. G. Barry, Trustee

Kathleen S. Barry, Trustee

Kathleen S Barry, Trustee

STATE OF MI
COUNTY OF Kent

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Mark G.G.Barry** with whom I am personally acquainted and who upon his oath acknowledged himself to be the **Co-Trustee** of the **The Barry Family Trust,** the within named bargainor, and Trust, and that he as such Co-Trustee being authorized to do so, execute the foregoing instrument for the purposes therein contained by signing the name of the Trust, by the said **Mark G.G. Barry** as such **Co-Trustee.**

Witness my hand and official seal this the 16th day of March, 2026.

My Commission expires: July 20, 2026
Acting in Kent County

Notary Public

MARY HERROON
Notary Public - Michigan
Montcalm County
My Comm. Expires July 20, 2026

STATE OF MI
COUNTY OF Kent

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Kathleen S. Barry** with whom I am personally acquainted and who upon her oath acknowledged herself to be the **Co-Trustee** of the **The Barry Family Trust,** the within named bargainor, and Trust, and that she as such Co-Trustee being authorized to do so, execute the foregoing instrument for the purposes therein contained by signing the name of the Trust, by the said **Kathleen S. Barry** as such **Co-Trustee.**

Witness my hand and official seal this the 16th day of March, 2026.

My Commission expires: July 20, 2026
Acting in Kent County

Notary Public

MARY HERROON
Notary Public - Michigan
Montcalm County
My Comm. Expires July 20, 2026

Tennessee Certification of Electronic Document

I, Michelle W. Kendig, 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 3/18/26 (date of document).

Michelle W Kendig
Affiant Signature

3/18/26
Date

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 18TH day of March, 2026.

Patricia L Hurtt
Notary's Signature

My Commission Expires: 2/18/29

Notary's Seal

