Prepared by:
Record and Return to:
Chapman & Rosenthal Title, Inc.
800 Crescent Centre Dr., Suite 140
Franklin, TN 37067

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 260554474

Karen Johnson
Batch # 1427100
06/02/2026 10:12:53 AM
Fees: $13.00 Taxes: $3,115.40

Davidson County
DEEDWARR
2 pgs

20260602-0049369

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $842,000.00.

Affiant

Subscribed and sworn to before me, this 1st day of June, 2026.

Notary Public
My Commission Expires:

ABBY BENSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires November 14, 2029

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Wanda Donovan and Phillip Donovan 3620 Conservation Trail The Villages, FL 32163	New Owner	Tax Parcel ID No. 090 15 0D 001.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Matthew William Bryant, Trustee of The Bryant-Groman Family Trust, dated June 28, 2023** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Wanda Donovan and Phillip Donovan, wife and husband**, ("Grantees"), their heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit A as shown on the Plan attached to the Declaration of Covenants, Conditions and Restrictions for TOWNHOMES AT 450 ANNEX AVENUE, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20220217-0018611, 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 The Bryant-Groman Family Trust, dated June 28, 2023, by Quitclaim Deed from Matthew William Bryant and Eli Lewis Groman, Co-Trustees of The Bryant-Groman Family Trust, dated June 28, 2023, previously incorrectly vested as Matthew William Bryant and Eli Lewis Groman, Co-Trustees of The Bryant-Groman Family Trust, dated June 28, 2003, of record in Instrument No. 20240613-0044274, in the Register's Office of Davidson County, Tennessee, dated May 29, 2024 and recorded on June 13, 2024.

Being the same property conveyed to Matthew William Bryant and Eli Lewis Groman, Co-Trustees of The Bryant-Groman Family Trust, dated June 28, 2003, by Warranty Deed from WLC Construction, LLC, dba WBC Homes of TN, of record in Instrument No. 20240416-0027029, in the Register's Office of Davidson County, Tennessee, dated April 12, 2024 and recorded on April 16, 2024. Also see Affidavit of Scrivener's Error of record in Instrument No. 20240814-0062114, Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes and assessments for the year 2026 and subsequent years, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of CHARLOTTE PARK, SECTION 14, as recorded in Plat Book 3300, Pages 29 and 30.

Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20220217-0018611.

Covenants, Conditions and Restrictions as set forth in Restrictions recorded in Book 3312, Page 100.

This is improved property located at 452 Annex Avenue Nashville TN 37209

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 1st day of June, 2026.

The Bryant-Groman Family Trust, dated June 28, 2023

By: Matthew William Bryant, Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Matthew William Bryant, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained and who further acknowledged that he is the Trustee of The Bryant-Groman Family Trust, dated June 28, 2023, the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 1st day of June, 2026.

Notary Public
My Commission Expires: _____

ABBY BENSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Commission Expires November 14, 2029