NEW OWNER:
ANNABELLE F. BRYANT
129 BREAKWATER BAY
HERMITAGE, TN 37076

SEND TAX BILLS TO:
NEW OWNER

THIS INSTRUMENT PREPARED BY:

Rochelle, McCulloch & Aulds, P.L.L.C.
Attorneys at Law
109 Castle Heights Ave. North
Lebanon, TN 37087

FILE NO: 26-1224

Map & Parcel
098130A08900

Space for Recorder's stamp

Karen Johnson Davidson County
Batch# 1457646 DEEDWARR
08/10/2026 03:39:30 PM 4 pgs
Fees: $23.00 Taxes: $1,812.63
20260810-0073647

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **Four Hundred Eighty-Nine Thousand Nine Hundred and 00/100 Dollars ($489,900.00)** cash in hand paid, the receipt of which is hereby acknowledged, **CHARLES ELAN MENGELBERG and KRISTEN LEIGH YOUNT nka KRISTEN LEIGH MENGELBERG, husband and wife,** ("Grantor") have this day bargained and sold and by these presents do hereby transfer and convey unto **ANNABELLE F. BRYANT and JEFFREY C. BRYANT, wife and husband,** ("Grantee"), their heirs and assigns, forever, the following tract or parcel of land, situated and lying in **DAVIDSON** County, Tennessee, bound and described as follows, to-wit:

Land located in DAVIDSON County, Tennessee and being known and designated as all of Lot No. 89 of New Hope Point, Phase One, Section Six, as shown on the plat of the same of record in Plat Book 9700, Page 859, as corrected in Instrument No. 20010531-0056257, in the Register's Office for Davidson County, Tennessee, to which plat specific reference is hereby made for a more particular description of said property.

Being the same property conveyed to CHARLES ELAN MENGELBERG, an unmarried man and KRISTEN LEIGH YOUNT, an unmarried woman, as joint tenants with rights of survivorship, by Warranty Deed from VICKI S. HULSEY, a single person, dated November 17, 2017, and of record in Instrument No. 20171206-0124224, Register's Office for DAVIDSON County, Tennessee. Kristen Leigh Yount is now known as Kristen Leigh Mengelberg by subsequent marriage to Charles Elan Mengelberg.

This description is the same as in the prior deed.

THIS IS IMPROVED PROPERTY more commonly known as **129 BREAKWATER BAY, HERMITAGE, TN 37076**.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, their heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way and matters shown on the plat of record at Plat Book 9700, Page 859, as corrected in Instrument No. 20010531-0056257, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given date of deed.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

WITNESS OUR SIGNATURE hereto this 3rd day of August, 2026.

CHARLES ELAN MENGELBERG

KRISTEN ~~YOUNT~~ Leigh MENGELBERG

By: AIF
Charles Elan Mengelberg, pursuant to Power of Attorney
Of record in Instrument No. 202608100073646
RODC, Tennessee.

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned, a notary public in and for the state and county aforesaid, **CHARLES ELAN MENGELBERG,** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 31st day of July, 2026.

NOTARY PUBLIC

My commission expires: _____

MATTHEW H. RYAN STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY MY COMMISSION EXPIRES FEBRUARY 02, 2030

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, **CHARLES ELAN MENGELBERG**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that he executed the within instrument on behalf of, and as attorney-in-fact for, **KRISTEN LEIGH MENGELBERG** the within-named bargainors, as the free act and deed of the said **KRISTEN LEIGH MENGELBERG.**

WITNESS my hand and official seal at office this 31st day of July, 2026.

NOTARY PUBLIC

My commission expires: _____

MATTHEW H. RYAN STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY MY COMMISSION EXPIRES FEBRUARY 02, 2030

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The actual consideration or value, whichever is greater, for this transfer is **$489,900.00.**

AFFIANT

Sworn to and subscribed to before me this 3rd day of August, 2026.

NOTARY PUBLIC

My commission expires: 3-20-28

SYDNEY ANGELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Tennessee Certification of Electronic Document

I, Benjamin Seamon, 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 8/3/26. (date of document).

Affiant Signature

8/6/26
Date

State of Tennessee

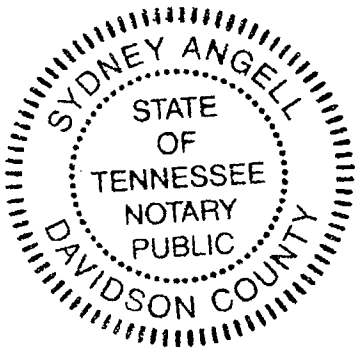
County of Williamson

Sworn to and subscribed before me this 6 day of August, 2026

Notary's Signature

MY COMMISSION EXPIRES: 3-20-28

NOTARY'S SEAL



202608100073647