Karen Johnson Davidson County
Batch# 1459208 DEEDWARR
08/13/2026 09:43:30 AM 3 pgs
Fees: $18.00 Taxes: $5,568.50
20260813-0075162

# WARRANTY DEED

ADDALITA STEPHENS STATE OF TENNESSEE NOTARY PUBLIC MONTGOMERY COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $1,505,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON 08/06/2026.

NOTARY PUBLIC

MY COMMISSION EXPIRES 9/13/2028

**THIS INSTRUMENT PREPARED BY**
CLOSED Nashville LLC, 278 Franklin Road
Suite 160
Brentwood, TN 37027
file # 9430-26NASH-TN

| ADDRESS OF NEW OWNER | SEND TAX BILLS TO **If left blank please use the address of the new owner** | MAP-PARCEL |
|---|---|---|
| **Joseph M. Bryant and Jena Bryant** | New owners. | 131-02-1E-001-00-CO |
| 4102 Kimbark Drive | | |
| Nashville, TN 37215 | | |

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 CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

**Carey C. Roberts and Jaryd Bret Lindheim, wife and husband**

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

**Joseph M. Bryant and Jena Bryant, husband and wife**

HEREINAFTER CALLED THE GRANTEE(S), 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 Unit No. A on the Plan of Declaration of Covenants, Conditions and Restrictions for 4102 Kimbark Drive Cottages, of record in Instrument No. 20180525-0050492, 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 Carey C. Roberts and Jaryd Bret Lindheim, wife and husband by Warranty Deed from Michael Alexander Billings and Mika Robinson, husband and wife of record in Instrument No. 20220518-0057356 Register's Office for Davidson County, Tennessee, dated May 09, 2022 and recorded on May 18, 2022.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

TAXES FOR THE YEAR 2026 AND SUBSEQUENT YEARS.

ANY AND ALL EXISTING EASEMENTS, RESTRICTIONS AND MATTERS SHOWN OF RECORD IN THE REGISTER'S OFFICE FOR Davidson, TENNESSEE.

This is property known as 4102 Kimbark Drive 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 GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 my hand on August 6, 2026.

Carey C. Roberts

Carey C. Roberts

Jaryd Bret Lindheim

**STATE OF TENNESSEE**

**COUNTY OF WILLIAMSON**

Personally appeared before me, a Notary Public of said County and State, Carey C. Roberts and Jaryd Bret Lindheim, the within named grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged executing the within instrument for the purposes therein contained.

Witness my hand and official seal, this August 6, 2026.

Lynae Wilder

Notary Public

My Commission Expires: 9·16·2029

LYNAE WILDER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

**File #: 9430-26NASH-TN**

**RECORD & RETURN TO:**

**CLOSED NASHVILLE, LLC**

**278 Franklin Road, Suite 160**

**Brentwood, TN 37027**

# Certificate of Authenticity

I, Joshua A. Terry, 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 8/6/2026.

Affiant Signature – Joshua A. Terry

8/10/2026

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 8/10/2026.

Notary Public

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires: 5-10-27