Prepared by:
Record and Return To:
Chapman and Rosenthal Title, Inc
19 Clairton Hills Blvd, Suite 100
Nashville, Tennessee

WARRANTY DEED

Karen Johnson
Batch # 1460141
08/18/2026 09:36:35 AM
Fees: $18.00 Taxes: $2,738.00

Davidson County
DEEDWARR
3 pgs

20260818-0076671

File No. CH-26-3145

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $740,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th day of August, 2026

Notary Public

MY COMMISSION EXPIRES: 07/03/2028
(AFFIX SEAL)

LUKE MARTIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, LLC, 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
The Scholtec/Pankey Trust dated January 23, 2023	NEW OWNER	
(NAME)	(NAME)	131-05-0C-403.00-CO
403 Clairton Court		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215		
(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, I/we, **Dee Dee Bryan f/k/a Dee Dee Pera, married**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Mathew Alexander Scholtec and Reed Stephenson Pankey, Trustees of The Scholtec/Pankey Trust dated January 23, 2023**, HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: Being Unit No. 403, as shown on the plan of The Hillsborough Condominiums, a Horizontal Property Regime, filed as Exhibit B to and established by the Master Deed of record in Book 6822, page 721, as amended with Appointment of Substitute Trustee of record in Instrument No. 20121105-0101967, Register's Office for Davidson County, Tennessee, reference to which is hereby made for a more complete and detailed description of the Unit and the Condominium, the rights and obligations of the Declarant and the Unit Owners, and the Bylaws of the Association of Owners.

Being the same property conveyed to Dee Dee Pera, an unmarried woman, by Warranty Deed from Tyne Enterprises, LLC of record in Instrument No. 20141120-0107039 Register's Office for Davidson County, Tennessee, dated November 14, 2014 and recorded on November 20, 2014. Dee Dee Pera subsequently married Larry Bryan, who joins in this conveyance, to convey all marital interest he has in subject property. Dee Dee Pera is now known as Dee Dee Bryan.

This is property more commonly known as 403 Clairton Court, Nashville, TN 37215.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2026 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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 my hand this 14th day of August, 2026.

Dee Dee Bryan

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Dee Dee Bryan, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 14th day of August, 2026.

Notary Signature

My commission expires: 07/03/2028



Witness my hand this 4TH day of August, 2026.

Larry Bryan

STATE OF Tennessee

COUNTY OF Shelby

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Larry Bryan, the bargainor, 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, at office, this 4th day of August, 2026.

Notary Signature

My commission expires: 6/4/30

CRYSTAL CHOPIN
STATE OF TENNESSEE NOTARY PUBLIC
SHELBY COUNTY