Karen Johnson Davidson County
Batch# 1465196 DEEDWARR
08/28/2026 03:25:30 PM 3 pgs
Fees: $18.00 Taxes: $2,460.50
20260828-0080064

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

KIMBERLY BEARD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-7-2027

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $665,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th day of August, 2026.

Notary Public

MY COMMISSION EXPIRES: 7-7-27
(AFFIX SEAL)

File No.: RES-26-1012

THIS INSTRUMENT WAS PREPARED BY
Commerce Title & Escrow, LLC
101 Lea Ave., Nashville, TN 37210

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Magness Devco 2026, GP	Same as New Owner	105 09 0 210.00
(NAME)	(NAME)	
PO Box 158444 Nashville, TN 37215		
(ADDRESS)	(ADDRESS)	

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, I/WE, **SHERONDA KEESEE AND ZACRINA SIMS, SUCCESSOR CO-TRUSTEES OF DOROTHY D. BRYANT FAMILY TRUST, DATED JUNE 28, 2010**, herein after called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto, **MAGNESS DEVCO 2026, GP, A TENNESSEE GENERAL PARTNERSHIP**, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in **DAVIDSON** County, State of **TENNESSEE**, described as follows, to-wit:

Land in Davidson County, Tennessee, being part of Lot No. 36 on the plan of Waverly Land Company's Plan of Lots, called WAVERLY PLACE, as of record in Plat Book 57, pages 94 & 95, Register's Office for said County, described according to a survey of Barge, Waggoner and Sumner, dated October 8, 1970, as revised December 7, 1970, as follows:

Beginning at an iron pin in the northerly margin of Caldwell Avenue 454.7 feet east of the easterly margin of 12th Avenue, South; thence leaving said Avenue, North 4° 54' East 158.6 feet to an iron pin in the southerly margin of Alley No. 633; thence with the same, South 85° 35' East 71.4 feet to an iron pin; thence leaving said Alley, South 6° 10' West 158.7 feet to an iron pin in the northerly margin of Caldwell Avenue; thence with the margin of the same, North 85° 30' West 68 feet to the point of beginning.

Being the same property conveyed to Dorothy D. Bryant from Theodore H. Pailet Trustee, by Warranty Deed dated August 2, 1971, recorded August 6, 1971, in Book 4526, Page 617, in the Register's Office of Davidson County, Tennessee.

Further being the same property conveyed to Dorothy D. Bryant, Trustee, UDT, Dorothy D. Bryant Family Trust, dated June 28, 2010, from Dorothy D. Bryant, by Quitclaim Deed dated June 28, 2010, recorded July 7, 2010 in Instrument No. 20100707-0053097, in the Register's Office of Davidson County, Tennessee. Said Dorothy D. Bryant died February 16, 2026. Sheronda Keesee and Zacrina Gaye NKA Zacrina Sims appointed as Successor Co-Trustees pursuant to Article Five of Dorothy D. Bryant Family Trust, dated June 10th, 2010.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan and/or plat of record; 6) All applicable government and zoning regulations.

This is **improved** property, known as 1012 Caldwell Avenue, Nashville, TN 37204
(House Number) (Street) (City or Town) (State) (Postal Zip)

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 GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this 24th day of August, 2026.

Dorothy D. Bryant Family Trust, dated June 28, 2010

By: _____
Sheronda Keesee, Successor Co-Trustee

By: _____
Zacrina Sims, Successor Co-Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the state and county mentioned, personally appeared Sheronda Keesee and Zacrina Sims, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged themselves to be the Successor Co-Trustees of Dorothy D. Bryant Family Trust, the within named bargainor, a Trust, and that as such Successor Co-Trustees, executed the foregoing instrument for the purpose therein contained, by personally signing their name of the Trust as Successor Co-Trustees.

Witness my hand, at office, this 24th day of August, 2026.

_____
Notary Signature
My commission expires: 3/8/28



RETURN TO:

Commerce Title & Escrow, LLC
101 Lea Ave., Nashville, TN 37210
(615) 515-7171

Certificate of Authenticity

I, Elizabeth Gracyalny, 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 August 24, 2026.

Affiant Signature

8/24/2026
Date

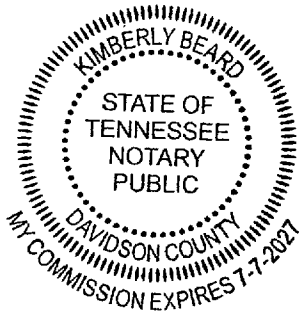
State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this 24th day of August, 2026.

Notary's Signature

My Commission Expires: 7-7-2027

Notary's Seal



RECORD & RETURN TO:
Commerce Title & Escrow, LLC
101 Lea Ave.
Nashville, TN 37210
File No. RES-26-1012