Karen Johnson Davidson County
Batch# 1467719 DEEDWARR
09/03/2026 10:27:30 AM 3 pgs
Fees: $18.00 Taxes: $1,609.50
20260903-0081697

| WARRANTY DEED | State of Tennessee<br>County of Davidson<br><br>The actual consideration or value, whichever is greater, for this transfer is $435,000.00.<br><br>Affiant<br><br>Subscribed and sworn to before me, this the 31st day of August, 2026.<br><br>JOHN T. COOK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY<br><br>Notary Public<br>My commission expires: 11/19/28<br>(AFFIX SEAL) |
|---|---|

**THIS INSTRUMENT WAS PREPARED BY**
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204

| Address of New Owner(s) as follows: | Send Tax Bills To: | Map-Parcel Numbers |
|---|---|---|
| Tracey Garrett | CMG Mortgage, Inc. d/b/a CMG Home Loans | 049-14-0-A-026-00CO |
| 6253 Del Sol Dr | 3160 Crow Canyon Road, Suite 400 | |
| Whites Creek, TN 37189 | San Ramon, CA 94583 | |

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Joseph Bryant and Jena Bryant, husband and wife

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Tracey Garrett, a married man

HEREINAFTER CALLED THE GRANTEES, 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 all of Lot No. 26 on the Plan of Vista (a Planned Unit Development), of record in Instrument No. 20170203-0011914, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

BEING the same property conveyed to Joseph Matthew Bryant and Jena Rusin Bryant, husband and wife, by Warranty Deed dated March 26, 2018, from Ole South Properties, Inc., a Tennessee corporation, of record in Instrument No. 20180403-0030986, Register's Office for Davidson County, Tennessee.

**THE conveyance of the above described parcel of land is subject to the following:**

**Taxes for the year 2026, and all subsequent years not yet due and payable. Map and Parcel 049-14-0-A-026-00CO.**

**1. All matters shown on the Plan of record in Instrument No. 20170203-0011914, Register's Office for Davidson County, Tennessee.**

**2. Declaration of Covenants, Conditions and Restrictions for Vista, of record in Instrument No. 20170127-0009079 and By-Laws of Vista at Whites Creek Homeowners Association, Inc., appended thereto, said Register's Office.**

**3. Charter of Vista at Whites Creek Homeowners Association, Inc., of record in Instrument No. 20171031-0111254, said Register's Office.**

**4. Conveyance of Open Space to Vista at Whites Creek Homeowners' Association, Inc., of record in Instrument No. 20201109-0131774, said Register's Office.**

**5. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 7492, Page 486, said Register's Office.**

**6. Declaration of Restrictions and Covenants for Stormwater Facilities and Systems of record in Instrument No. 20170221-0017256, said Register's Office.**

This is improved property, known as 6253 Del Sol Dr, Whites Creek, TN 37189.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S) that I/we am/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 I/we do further covenant and bind myself/ourselves, my/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 31st day of August, 2026.

Joseph Bryant

Witness my hand this 28th day of August, 2026.

Jena Bryant

**STATE OF TENNESSEE**
**COUNTY OF DAVIDSON**

Personally appeared before me, a Notary Public of said County and State, Joseph Bryant, the within named bargainor(s), 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 Nashville, Tennessee, this 31st day of August, 2026.

**Notary Public**

**My Commission Expires:** 11/19/28

JOHN T. COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

**STATE OF TENNESSEE**
**COUNTY OF DAVIDSON**

Personally appeared before me, a Notary Public of said County and State, Jena Bryant, the within named bargainor(s), 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 and official seal at Nashville, Tennessee, this 28th day of August, 2026.

**Notary Public**

**My Commission Expires:** 3/5/2030

MIKE BOYD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

I, Christy Tesch, 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 31st day of August, 2026.

Date: 31st day of August, 2026

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 31st day of August, 2026.

CINDY M. BLEVINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Notary Public
My commission expires: 5/12/2030