Karen Johnson Davidson County
Batch# 1468731 DEEDWARR
09/04/2026 09:50:30 AM 3 pgs
Fees: $18.00 Taxes: $6,012.50
20260904-0082367

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 260654923

BRITT YOUNG STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF STEWART

STATE OF TENNESSEE)
COUNTY OF MONTGOMERY)

The actual consideration or value, whichever is greater, for this transfer is: $1,625,000.00.

Hogan Bryant
Affiant

Subscribed and sworn to before me, this 2nd day of September, 2026.

Britt Young
Notary Public
My Commission Expires: 7/6/27

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Mary Katherine Bryant and Hogan Bryant 304 51st Avenue North Nashville TN 37209	New Owner	Tax Parcel ID No. 091-15-0-221.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Marie Callahan Blackburn Mulloy and Mark Joseph Mulloy, wife and husband** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Mary Katherine Bryant and husband Hogan Bryant, as tenants by the entirety** ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 10 on the Plan of Revised Map of D. E. Rutherford Subdivision of Lot 10 of the Charlotte Park Company's Addition to Nashville, of record in Plat Book 547, Page 164, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to MARIE CALLAHAN BLACKBURN MULLOY and MARK JOSEPH MULLOY, WIFE AND HUSBAND, by deed from JAMES P. RAYOME AND WIFE, AGNES B. RAYOME, of record in Instrument No. 20180522-0049072, dated May 17, 2018, said Register's Office.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

General or special taxes and assessments required to be paid in the year 2026 and subsequent years for Map-Par. 091-15-0-221.00.

Matters shown on the Plan of record in Plat Book 547, page 164, said Register's Office.

This is improved property located at 304 51st Avenue North Nashville TN 37209

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 2nd day of September, 2026.

Marie Callahan Blackburn Mulloy

Mark Joseph Mulloy

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Marie Callahan Blackburn Mulloy and Mark Joseph Mulloy, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 2nd day of September, 2026.

Notary Public



My Commission Expires: 9/7/26

Tennessee Certification of Electronic Document

I, Stanley M Ross, 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 9/2/26 (date of document).

Affiant Signature

9/2/26
Date

State of Tennessee

County of Montgomery

Sworn to and subscribed before me this 2nd day of September, 2026.

Notary's Signature

MY COMMISSION EXPIRES: 05/16/2029

NOTARY'S SEAL

