Karen Johnson Davidson County
Batch# 1468975 DEEDWARR
09/04/2026 02:39:30 PM 4 pgs
Fees: $23.00 Taxes: $1,849.63
20260904-0082678

THIS INSTRUMENT PREPARED BY: Mudter, Patterson & Cox PLLC 3811 Bedford Avenue Suite 205 Nashville, Tennessee 37215 FTEC File No. 39429-08-2026	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is: $499,900.00. Affiant Subscribed and sworn to before me this 2nd day of September, 2026. Notary Public My Commission Expires: 12/20/27

JOHN DANIEL THOMPSON
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES 12-20-2027

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Trevor Bryan & Madison Bryan 212 Donelson Hills Drive Nashville, TN 37214	New Owner	Map and Parcel No.: 095-01-0-023.00

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, Emma Steadman Pitts, now known as Emma Patterson, and Miles Stewart Patterson, wife and husband ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to Trevor Bryan and Madison Bryan, husband and wife ("Grantees"), their heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 212 Donelson Hills Drive, Nashville, TN 37214.

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

And Grantors covenant that Grantors are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantors further covenant and bind themselves, their heirs and assigns to warrant and forever defend the title to said real estate to Grantees, their heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

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, Grantors have executed this instrument on the 2nd day of September, 2026.

GRANTORS:

Emma Steadman Pitts N/K/A Emma Patterson

Emma Steadman Pitts
N/K/A Emma Patterson

Miles Stewart Patterson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Emma Steadman Pitts n/k/a Emma Patterson and Miles Stewart Patterson, 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:

KELLY E. COX
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES JULY 2, 2029

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 71, as shown on the map entitled DONELSON HILLS, of record in Plat Book 2331, Pages 22 and 23, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Emma Steadman Pitts and Miles Stewart Patterson, by Warranty Deed from Harpeth Restoration, LLC, a Tennessee Limited Liability Company, of record in Instrument No. 20200724-0081715, in the Register's Office of Davidson County, Tennessee, dated July 22, 2020 and recorded on July 24, 2020.

This conveyance is made subject to the matters set forth below:

1. State, County and City taxes and assessments for 2026 and subsequent years, a lien, not yet due and payable, which have been prorated between the parties and assumed by Grantee.
2. Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.
3. 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.
4. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of DONELSON HILLS, as recorded in Plat Book 2331, Page(s) 22 and 23.
5. Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 2396, Page 365, amended in Book 2797, Page 442.
6. Covenants, Conditions and Restrictions as set forth in Restrictive Covenant for Detached Structure recorded in Instrument No. 20230517-0036965.

Tennessee Certification of Electronic Document

I, Tricia Hurtt, 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 9/2/2026 (date of the document).

Tricia Hurtt

Affiant Signature

9/2/2026

Date

State of Tennessee

County of Williamson

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

Daniel Thompson

Notary Public

My Commission Expires: 12/20/2027

JOHN DANIEL THOMPSON
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES 12-20-2027

NOTARY'S SEAL