Karen Johnson Davidson County
Batch# 1469614 DEEDWARR
09/08/2026 09:36:30 AM 3 pgs
Fees: $18.00 Taxes: $1,979.13
20260908-0082858

This instrument prepared by:
Icon Title, LLC
1704 Charlotte Avenue
Suite #105
Nashville, TN 37203
File Number: 13-10052-CL

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $534,900.00.

Affiant

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

DANIEL SCARBOROUGH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public
My Commission Expires: 1/7/30

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Angela Reppert and Eric Reppert 3908 Stilton Drive Nashville, TN 37207	New Owner	041 15 0 024.00

WARRANTY DEED

For valuable consideration, the receipt of which is hereby acknowledged, **Martin Bryant and Casey Jane Bryant, husband and wife** (individually and/or collectively, "Grantor"), transfer and convey unto **Angela Reppert, and Eric Reppert, a married couple as joint tenants** (individually and/or collectively, "Grantee"), a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 398 on the Plan of BELLSHIRE ESTATES, SECTION A, of record in Plat Book 2331, Page 116, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Martin Bryant and Casey Jane Bryant, husband and wife, by Warranty Deed from Albransco LLC, a Kentucky limited liability company, of record in Instrument No. 20211112-0150822, in the Register's Office of Davidson County, Tennessee, dated November 10, 2021, and recorded on November 12, 2021.

This is improved property located at: **3908 Stilton Drive, Nashville, TN 37207**

This conveyance is made subject to 1) property taxes for the year 2026 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying the prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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, their heirs and assigns forever; and I/we do covenant with the said Grantee 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 I/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, their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever used, the singular number 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.

GRANTOR:

Martin Bryant

Casey Jane Bryant

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Martin Bryant and Casey Jane Bryant, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 2nd day of September, 2026.

Notary Public
My Commission expires: 1/22/30

ANGELA Y. POSTON-WILLIAMSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

I, Kirsten Virden, 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).

Kirsten Virden

Affiant Signature

Date: 9-2-26

State of Tennessee

County of Davidson

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

Rachel Marie Collins

Notary's Signature

MY COMMISSION EXPIRES: 3-21-2028

Notary's Seal (if on paper)

