Karen Johnson Davidson County
Batch# 1478969 DEEDWARR
10/01/2026 08:29:30 AM 3 pgs
Fees: $18.00 Taxes: $1,665.00
20261001-0090364

WARRANTY DEED	State of Tennessee County of Davidson The actual consideration or value, whichever is greater, for this transfer is $450,000.00. Jennifer Russell Affiant Subscribed and sworn to before me, this the 24th day of September, 2026. Danielle Watson Notary Public My commission expires: — (AFFIX SEAL)

DANIELLE WATSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES MAY 29, 2030

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

Address of New Owner(s) as follows: Gabrielle A. King and Grant Klitzke	Send Tax Bills To: New Owner	Map-Parcel Numbers 072-08-0-088
2113 Geneiva Dr		
Nashville, TN 37216		

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,

Alice Bryant, a widow, Nakea Frith, a married woman, and Nathan Bryant, a married man,

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

Gabrielle A. King and Grant Klitzke

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:

The land referred to herein below is situated in the County of Davidson, State of Tennessee, and is described as follows:

Land in Davidson County, Tennessee, being Lot No. 22, Plan of Geneiva Heights, of record in Book 2083, page 65, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description of said property.

Being the same property conveyed to Dennis Wade Bryant, by Quitclaim Deed from Iris A Thompson, an unmarried woman, as to a reserved life estate, dated October 27, 2005, of record in Instrument No. 20051027-0129886, in the Register's Office for Davidson County, Tennessee. Iris A Thompson died December 2, 2015 thereby extinguishing her reserved life estate in subject property. The said Dennis Wade Bryant having died intestate on January 9, 2021. Alice Bryant, Nakea Frith and Nathan Bryant were determined to be the sole heirs-at-law by Affidavits of Heirship of record in Instrument No. 202610010090362, and Instrument No. 202610010090363, said Register's Office.

Further being the same property conveyed to Charles F Thompson and wife, Iris A Thompson, as tenants by the entirety, by Quitclaim Deed from Charles F Thompson, dated November 1, 1994, of record in Book 9507, Page 841, in the Register's Office for Davidson County, Tennessee. Charles F Thompson died September 22, 2003 leaving Iris A Thompson as the sole surviving tenant.

Further being the same property conveyed to Charles F Thompson and wife, Maynette G Thompson, by Deed from Castleman Construction Company, dated July 18, 1966, of record in Book 4036, Page 836, in the Register's Office for Davidson County, Tennessee. The said Charles F. Thompson and Maynette G. Thompson, also known as Maynette Griffin Thompson, were then husband and wife and were divorced by a Final Decree of Divorce in the Fourth Circuit Court for Davidson County, Tennessee, in the case styled Maynette Griffin Thompson v. Charles F. Thompson, which case was assigned Docket No. 52529 by the Clerk of the Davidson County Circuit Court. The said Decree of Divorce conveyed title to the property in fee simple absolute to Charles F. Thompson.

The above-described property is not the marital residence Nakea Frith or Nathan Bryant.

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 072-08-0-088.

1. Matters shown on the Plan of record in Plat Book 2083, page 65, said Register's Office.

2. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 4070, page 773, said Register's Office.

This is improved property, known as 2113 Geneiva Dr, Nashville, TN 37216.

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 24th day of September, 2026.

Alice Bryant

Nakea Frith

Nathan Bryant

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public of said County and State, Alice Bryant, a widow, Nakea Frith, and Nathan 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/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 24th day of September, 2026.

Notary Public

My Commission Expires: 3/5/2030

MIKE BOYD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Certificate of Authenticity

I, Danielle Watson, 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 9/24/26.

Date

Danielle Watson

Affiant Signature

9/24/26

Date

State of TN

County of Williamson

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

Linzie Hahn

Notary's Signature

My Commission Expires: —

Notary's Seal (if on paper)

LINZIE HAHN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 06-05-2029