Karen Johnson Davidson County
Batch# 352663 DEEDWARR
02/03/2020 03:39:30 PM 3 pgs
Fees: $18.00 Taxes: $673.40
20200203-0012376

WARRANTY DEED

LILLIAN TURMAN
TENNESSEE NOTARY PUBLIC
My Comm Exp. 10/2/2023
COUNTY OF DAVIDSON

MST 2020-0021

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $182,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF January, 2020

Notary Public

MY COMMISSION EXPIRES: 10/2/23

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:

James T. Oglesby, Attorney and Yvette L. Meldrum, Attorney
Mid-State Title & Escrow, Inc., 128 Holiday Court, Suite 125, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Alona S. Brandon	New Owner	
(NAME)	(NAME)	
4505 Harding Pike Unit 149		116-03-0B-149.00-CO
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Kent Praeger, unmarried,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Alona S. Brandon, married woman,** 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 Unit No. 149 as shown on the Plat of Royal Oaks Apartments, a Condominium, of record in Book 5200, page 45, Register's Office for said County, together with an undivided .850% interest in common elements of 4505 Harding Road Homeowner's Association, as described in Book 5282, page 972, et seq., said Register's Office. Said Unit is also known as Apartment No. 149.

Being the same property conveyed to Gwenneth Praeger and father, Herman A. Praeger, JR. by Warranty deed from Owen M. Norvell and wife, Caren E. Gilmore Norvell of record in Book 6332, page 469, Register's Office for Davidson County, Tennessee, dated July 03, 1984 and recorded on July 06, 1984.

Being the same property conveyed to Gwenneth I. Praeger by Quitclaim deed from Herman A. Praeger, Jr., unmarried, his one-half undivided interest of record in Book 6993, page 467, Register's Office for Davidson County, Tennessee, dated September 18, 1986 and recorded on September 29, 1986.

Being the same property conveyed to Kent Praeger by Personal Representative' s Quitclaim deed from Kent Praeger is the duly appointed Personal Representative of Estate of Gwenneth Praeger, deceased of record in Instrument No. 20181018-0103321 Register's Office for Davidson County, Tennessee, dated September 26, 2018 and recorded on October 18, 2018.

Scrivener' s Affidavit Recorded on January 23, 2019 in Instrument No. 20190123-0006499

Subject to: Property taxes have been prorated and the Grantee has assumed payment thereof when same become due and payable. Taxes for the year 2019, a lien due and payable, but not delinquent. Subject to all matters shown on the Plan of record in Plat Book 5200, Page 45, Register's Office for Davidson County, Tennessee. The premises herein insured is a condominium apartment established pursuant to the provisions of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq., of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof and is subject to the By-Laws for the administration thereof; also subject to the easements, rights and interest in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereon; and also including without limitations, all conditions, covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of 4505 Harding Road Homeowners' Association of record in Book 5282, Page 972 with By-Laws appended thereto at Book 5282, Page 992, Register's Office for Davidson County, Tennessee. Charter of 4505 Harding Road Homeowners' Association of record in Book 5282, Page 501, in the Register's Office for Davidson County, Tennessee.

This property, known as 4505 Harding Pike Unit 149, Nashville, TN 37205
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 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 GRANTEES, 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 31 DAY OF January, 2020.

Kent Praeger

Kent Praeger

STATE OF Tennessee
COUNTY OF Wilson

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, **Kent Praeger,** 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 office, this 31st day of January, 2020.

Rhonda S. VonFeldt
Notary Public
My commission expires: 4-12-20

NOTARY PUBLIC - State of Tennessee
RHONDA S. VONFELDT
My Appt. Exp. 4-12-20

True Copy Certification

I, **Jennifer Pennell,** do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

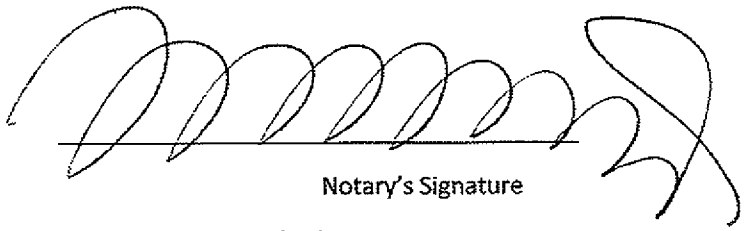


Signature

State of Tennessee

County of Dickson

Personally appeared before me, **Frances Wymonett Rose,** a notary public for this county and state, **Jennifer Pennell** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.



Notary's Signature

My Commission Expires: 2/22/2022

