WARRANTY DEED

Karen Johnson Davidson County
Batch# 384738 **DEEDWARR**
File #20112 04/13/2020 12:05:19 PM 2 pgs
Fees: $13.00 Taxes: $841.75

20200413-0038243

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $227,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10TH DAY OF APRIL, 2020.

Notary Public

MY COMMISSION EXPIRES: 01-08-2024
(AFFIX SEAL)

R. L. MOORE NOTARY PUBLIC STATE OF TENNESSEE

RETURN TO:
BANKERS TITLE & ESCROW CORP
3310 WEST END AVE STE. 540
NASHVILLE, TN 37203

THIS INSTRUMENT WAS PREPARED BY
American Title & Escrow Services, LLC
134 Frierson Street
Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mary K. Pennell	NEW OWNER	-160-14-0B-078.00-CO
(NAME)	(NAME)	
5778 Brentwood Trace		
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027		
(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, I, **Malia J. Nation, a single woman,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Mary K. Pennell, an unmarried woman,** HEREINAFTER CALLED THE GRANTEE, HIS 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. 5778, In 2nd Revision Brentwood Trace Condominiums, A horizontal Property regime, Located on old hickory boulevard, Brentwood, Davidson county, Tennessee, as shown on the plat of Brentwood Trace Condominiums. Recorded in Book 5200, page 261. Register's office for Davidson county, Tennessee. And described in a master deed recorded in Book 5524, Page 415, amended in Book 5545, Page 510, Register's office for Davidson county, Tennessee, to which reference' s here made. The easements. Restrictive covenants. Conditions and Regulations imposed upon and relating to the property. Apartments, Co-owners and tenants of Brentwood trace condominiums. Contained in the master deed and the by-laws appended thereto, recorded in Book 5524. Page 415. Register's office for said county, amendment to Master deed in Book 5545, Page 510 And amendment to by-laws in Book 5537, Page 988. Said register's office. Are incorporated in this deed by reference and made a part hereof the same as though copied herein.

Being the same property conveyed to Malia J. Nation, a single woman by Warranty deed from Rachel B. Keene, a single woman of record in Instrument No. 20180727-0073389 Register's Office for Davidson County, Tennessee, dated July 25, 2018 and recorded on July 27, 2018.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 5778 Brentwood Trace, Brentwood, TN 37027

(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 hand this 10th day of April, 2020.

Malia J. Nation

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public for the State and County the aforesaid, **Malia J. Nation**, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who, upon oath, acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 10th day of April, 2020.

My commission expires: 8.4.20

Notary Public

DANIEL HEARD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires AUG. 4, 2020

RETURN RECORDED DOCUMENTS TO:

American Title and Escrow Service, LLC
134 Frierson Street
Brentwood, TN 37027