Karen Johnson Davidson County
Batch# 407270 DEEDWARR
05/28/2020 03:29:30 PM 3 pgs
Fees: $18.00 Taxes: $370.00
20200528-0055276

Prepared By & Return To:
Tennessee Title Services, LLC
7000 Executive Center Dr
290
Brentwood, TN 37027
B20-1054

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $100,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 21st day of May, 2020

Notary Public

Commission Expires: _____

TAYLOR GRILLS
TENNESSEE NOTARY PUBLIC
My Comm Exp. 1/19/2022
COUNTY OF WILLIAMSON

Address of New Owner	Send Tax Bills To:	Map & Parcel
The 155 Brooke Castle Dr Trust P.O. Box 160071 Nashville, TN 37216	NEW OWNER	075-08-0A-051.00-CO

WARRANTY DEED

FOR AND IN 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/WE,

Sharon L. Seibold and Katherine Michelle Prange Edwards , as tenants in common

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Brandon Adams, Trustee of The 155 Brooke Castle Dr Trust

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. 155 in a Horizontal Property Regime as shown on the Condominium Plat of Brooke Castle Condominiums, of record in Book 6250, page 627, as amended in instrument of record in Book 6727, page 762, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Robert A. Prange and wife, Tamela Prange by Warranty deed from Thomas Stewart and wife, Mary Stewart of record in Instrument No. 20101101-0087046 Register's Office for Davidson County, Tennessee, dated October 28, 2010 and recorded on November 01, 2010. (Value of consideration shown in aforementioned deed $57,500.00.)

Being the same property conveyed to Last Will and Testament of Tamela Riley Prange, in fee simple as tenants in common to Sharon L. Seibold (50%), Michael Wayne Prange (25%) and Katherine Michelle Prange (25%) by Executors deed from Sharon L. Seibold, Executor of the Estate of Tamela Riley Prange, Deceased of record in Instrument No. 20160908-0094335 Register's Office for Davidson County, Tennessee, dated September 01, 2016 and recorded on September 08, 2016. (Value of consideration shown in aforementioned deed $0.00.)

Being the same property conveyed to Sharon L. Seibold (50%) and Katherine Michelle Prange Edwards (50%), as Tenants in common by Quitclaim deed from Sharon Seibold, Michael Wayne Prange and Katherine Michelle Prange of record in Instrument No. 20191029-0110602 Register's Office for Davidson County, Tennessee, dated October 21, 2019 and recorded on October 29, 2019. (Value of consideration shown in aforementioned deed $0.00.)

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: **155 Brooke Castle Drive, Hermitage, TN 37076.**

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 so 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 uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 21st day of May, 2020.

Katherine Michelle Prange Edwards

Sharon L. Seibold

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Katherine Michelle Prange Edwards and Sharon L. Seibold** 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 and official seal at this 21st day of May, 2020.

Notary Public

My Commission Expires: _____

(Notary Seal)

TAYLOR GRILLS
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
1/19/2022
COUNTY OF WILLIAMSON

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

