WARRANTY DEED

Karen Johnson Davidson County
Batch# 428191 DEEDWARR
06/29/2020 02:33:30 PM 3 pgs
Fees: $18.00 Taxes: $1,221.00
20200629-0070263

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $330,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22 DAY OF JUNE, 2020.

Notary Public

MY COMMISSION EXPIRES: 3.8.22
(AFFIX SEAL)

PATRICIA GAYLE STATE TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires MAR 8, 2022

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 277 Mallory Station Rd, Suite 102, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Nelly Patricia Dahlgren	Churchill Mortgage Corporation	Parcel ID: 161 10 0B 032.00
(NAME)	(NAME)	
5224 Village Trace	1749 Mallory Lane, Suite 100	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Brentwood, TN 37027	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Patricia Gwen Braygreen and Mary Kathryn Braygreen as Trustees for the Braygreen Family Trust Dated December 1, 2003 as amended on September 29, 2010**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Nelly Patricia Dahlgren, single woman and Thomas V. Green and Angelica P. Green, husband and wife,** 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 Lot 223, Plan of Phase Five, Villages of Brentwood, a Planned Unit Development, as shown on plat of record in Plat Book 6900, Page 896, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Patricia Gwen Bray-Green and Mary Kathryn Bray-Green, both unmarried, as Joint Tenants with Rights of Survivorship by Warranty Deed from Stephen Michael Jones and Georgia Cole Jones, of record in Instrument No. 20080508-0047764, in the Register's Office of Davidson County, Tennessee, dated April 28, 2008 and recorded on May 08, 2008.

Further, being the same property conveyed to Gwen Bray-Green and Mary Kay Bray-Green, Trustees, or the Successors in Trust, under the Bray-Green Family Trust Dated December 1, 2003, and any amendments thereto by QuitClaim Deed from Patricia Gwen Bray-Green and Mary Kathryn Bray-Green, both unmarried, with right of survivorship, of record in Instrument No. 20120918-0084863, in the Register's Office of Davidson County, Tennessee, dated September 15, 2012 and recorded on September 18, 2012. Gwen Bray-Green, AKA Patricia Gwen Bray-Green, has since legally changed her name to Patricia Gwen Braygreen. Mary Kay Bray-Green, AKA, Mary Kathryn Bray-Green, has since legally changed her name to Mary Kathryn Braygreen. The Bray-Green Family Trust Dated December 1, 2003 was amended on September 29, 2010 to update name of Trustees to new legal names and to update name of trust to Braygreen Family Trust Dated December 1, 2003.

The above-described property is the same property contained in the prior deed or as shown on the prior plats and no new survey is available.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 5224 Village Trace, Nashville, TN 37211

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 our hands this 5 day of June, 2020.

Braygreen Family Trust Dated December 1, 2003
as amended on September 29, 2010

BY: Patricia Gwen Braygreen
Patricia Gwen Braygreen, Trustee

STATE OF NH

COUNTY OF ROCKINGHAM

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, the within-named Patricia Gwen Braygreen as Trustee for the Braygreen Family Trust Dated December 1, 2003 as amended on September 29, 2010, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 5 of June, 2020.

Shilpi Mehrotra
Notary Public
My Commission Expires:
(SEAL)

SHILPI MEHROTRA NOTARY PUBLIC STATE OF NEW HAMPSHIRE - MY COMMISSION EXPIRES APRIL 6, 2021

Braygreen Family Trust Dated December 1, 2003
as amended on September 29, 2010

BY: Mary Kathryn Braygreen
Mary Kathryn Braygreen as Trustee

STATE OF NH

COUNTY OF ROCKINGHAM

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, the within-named Mary Kathryn Braygreen as Trustee for the Braygreen Family Trust Dated December 1, 2003 as amended on September 29, 2010, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 5 of June, 2020.

Notary Public
My Commission Expires:
(SEAL)

SHILPI MEHROTRA
NOTARY PUBLIC
STATE OF NEW HAMPSHIRE
MY COMMISSION EXPIRES APRIL 6, 2021

True Copy Certification

I, Tameika Jones, do hereby make the oath that I am a licensed attorney and/or 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.

Tameika Jones

State of Tennessee

County of Williamson

Personally appeared before me, Christie Perry a notary public for this county and state, Tameika Jones who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

My Commission Expires: 7/22/2022

CHRISTIE PERRY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY