WARRANTY DEED

Karen Johnson Davidson County
Batch# 466628 DEEDWARR
08/31/2020 10:00:42 AM 2 pgs
Fees: $13.00 Taxes: $675.25

20200831-0098302

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Wilson

THE ACTUAL CONSIDERATION OR ~~VALUE,~~ WHICHEVER IS GREATER, FOR THIS TRANSFER IS $182,500.00

~~Affiant~~

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 28 DAY OF ~~2020~~.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

BROOKE SHOAF
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Hardeman & Montgomery, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Brian Kelly Dougher	New owner	
(NAME)	(NAME)	
5730 Brentwood Trace		160 14 0B 030.00 CO
(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, WE, **ANNA C. STRICKLAND, UNMARRIED**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **BRIAN KELLY DOUGHER, UNMARRIED**, 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. 5730, in 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 Plat Book 5200, page 219, Register's Office for Davidson County, Tennessee, and described in a Master Deed recorded in Book 5524, page 415, Register's Office for said County, to which reference is here made.

Being the same property conveyed to Anna C. Strickland (Unmarried) and C. E. Case, Sr., (Married), as tenants in common, each having a one-half (1/2) undivided interest, by Warranty Deed from Haury & Smith Contractors, Inc., of record in Book 5560, page 662, in the Register's Office of Davidson County, Tennessee, Dated January 28, 1980 and recorded on January 29, 1980.

Being the same property conveyed to Anna C. Strickland, by Quitclaim Deed from C. E. Case, Sr., of record in Book 10279, Page 206, in the Register's Office of Davidson County, Tennessee, Dated December 02, 1996 and recorded on December 03, 1996.

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 Davidson County, Tennessee, are incorporated in this deed by reference and made a part hereof the same as though copied herein. Also incorporated herein is the amendment to By-Laws of record in Book 5537, page 988, said Register's Office, and amendment to Master Deed of record in Book 5545, page 510, said Register's Office.

unimproved
This is improved x property, known as 5730 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 28 day of August, 2020

Anna C. Strickland By: James V. Mondelli POA

ANNA C. STRICKLAND, BY: JAMES V. MONDELLI, ATTORNEY IN FACT

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 28 day of August, 2020, before me personally appeared James V. Mondelli, to me known to be the person who executed the foregoing instrument on behalf of Anna C. Strickland and acknowledged that he executed the same as the free act and deed of Anna C. Strickland by signing Anna C. Strickland by James V. Mondelli, attorney in fact.

Witness my hand and official seal this 28 day of August, 2020.

JOHN GREGORY HARDEMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAR 8, 2021

Commission expires:

Notary Public