Karen Johnson Davidson County
Batch# 524007 DEEDWARR
12/03/2020 11:03:30 AM 3 pgs
Fees: $18.00 Taxes: $943.50
20201203-0140467

DAWN RUSSELL NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY

STATE OF TENNESSEE
COUNTY OF WILSON
THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $255,000.00.
$255000.00
Elaine C. McClanahan
AFFIANT
SUBSCRIBED AND SWORN TO BEFORE, THIS THE 24th day of November, 2020.
Dawn Russell
NOTARY PUBLIC
My commission expires: 05/20/2024

THIS INSTRUMENT PREPARED BY
BT Birthright Title, LLC
2800 N. Mt. Juliet Road
Mt. Juliet, TN 37122

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
Michael Alan Tritton and Min Lau Tritton (NAME)	PNC Bank (NAME)	063160C06000CO
5201 Southfork Blvd. (ADDRESS)	PO Box 8800 (ADDRESS)	
Old Hickory, TN 37138	Dayton OH 45401	

Warranty Deed

For and in Consideration of the sum of $10.00 cash in hand paid by the hereinafter named grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we **Terry W. Brockwell and Sandy Brockwell, husband and wife,** hereinafter called the **GRANTOR(S),** have/has bargained and sold, and by these presents do transfer and convey unto **Michael Alan Tritton and Min Lau Tritton,** husband & wife hereinafter called the **GRANTEE(S),** his/her/their successors and assigns, a certain tract or parcel of land, situated in Davidson County, Tennessee, described as follows, to wit:

A certain tract or parcel of land located in the City of Old Hickory, County of Davidson, State of Tennessee, to-wit:

Being Unit 60, A Planned Unit Development Phase One - Section Two Hermitage Springs Estates, as shown on plat of record in Instrument 20031031-0160338, 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 Terry W. Brockwell and Sandy Brockwell, husband and wife by deed from Wilson Bank & Trust dated March 12, 2013 of record in Instrument Number 20130325-0028953, Register's Office for Davidson County, Tennessee.

This property is __unimproved _X_improved property known as: 5201 Southfork Blvd., Old Hickory, TN 37138.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, his heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

This conveyance is made subject to any and all easements and rights-of-way, public and private, as may be shown of record in the Register's Office for Davidson County, Tennessee, as well as those found upon inspection of the

premises. This conveyance is further made subject to any and all matters shown on the plat of record in the office of the Register of Deeds where the real property is situated.

Witness our hands this 24th day of November, 2020.

Terry W. Brockwell

Terry W. Brockwell

Sandra D. Brockwell

Sandra D. Brockwell

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Terry W. Brockwell and Sandra D. Brockwell, the herein bargainor, 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, this the 24th day of November, 2020.

Notary Public
My Commission Expires:

GREGG W. CLARKE
STATE OF TENNESSEE NOTARY PUBLIC
My Commission Expires December 12, 2022
WILSON COUNTY

After Recording Return to:
Birthright Title, LLC
2800 N. Mt. Juliet Road
Mt. Juliet, TN 37122

True Copy Certification

I, Trudy Milliken, 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 Sumner

Personally appeared before me, Kim Perry, a notary public for this county and state, Trudy Milliken 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: 3/2/21

Notary' Seal (if on paper)

KIM PERRY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY