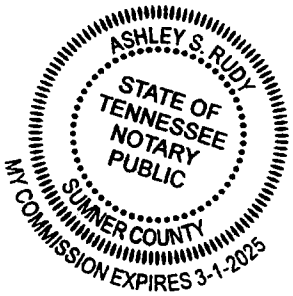
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $589,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13TH DAY OF AUGUST, 2021.

Notary Public

MY COMMISSION EXPIRES: 3/1/25

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 121 1st Ave S, Ste 200, Franklin, TN 37064-6300

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Charles Christopher Brazell	Charles Christopher Brazell	
(NAME)	(NAME)	
1913 Myleen Place	1913 Myleen Place	064-03-0-A-088.00CO
(ADDRESS)	(ADDRESS)	
Old Hickory, TN 37138	Old Hickory TN 37138	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, **We Samuel Damron Siple, Revocable Trust and Donna Lee Siple, Revocable Trust, a one-half interest,** hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Charles Christopher Brazell and John Dustyn Grimes, a married couple,** hereinafter called the GRANTEE(S), their 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 No. 175, on the FINAL PLAT OF PHASE ELEVEN, SECTION ONE, BRANDYWINE POINTE, (a Planned Unit Development) of record in Plat Book 9700, Page 148, in the Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Samuel Damron Siple, Trustee of the Samuel Damron Siple Revocable Trust, a one-half interest and Donna Lee Siple, Trustee of the Donna Lee Siple Revocable Trust, a one-half interest by Quitclaim Deed dated 07/11/2020 from Samuel Siple and Donna Lee Siple, a married couple of record in Instrument 202008060087317, Register's Office for Davidson County, Tennessee.

The said Samuel Damron Siple is one in the same as Samuel Siple.

All matters as set forth per Plat Book 9700, Page 148, Register's Office for Davidson County, Tennessee. Declaration of Covenants, Conditions and Restrictions of record in Book 8120, Page 170, as amended of record in Book 8671, Page 484, as amended of record in Book 9010, Page 627, as amended of record in Book 10040, Page 30, as amended in Book 10721, Page 835, Register's Office for Davidson County, Tennessee. Rules and Regulations for Brandywine Pointe Community Association of record in Instrument 201512070122778, Register's Office for Davidson County, Tennessee. Charter of Brandywine Pointe Community Association of record in Book 9013, Page 39 and Book 9117, Page 77, Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

Karen Johnson Davidson County
Batch# 704010 DEEDWARR
08/25/2021 09:53:30 AM 3 pgs
Fees: $18.00 Taxes: $2,182.63
20210825-0114653

File No.: 1319672
Warranty Deed TN

This is improved ☒ 1913 Myleen Place, Old Hickory, TN 37138
(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 GRANTEE(S), his/her/their assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), his/her/their 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.

Effective the 13th day of August, 2021.

Samuel Damron Siple, Revocable Trust
By: Samuel Damron Siple, Trustee by Donna Lee Siple, Trustee his atty in fact. Date: 8/13/2021
Samuel Damron Siple, Trustee by Donna Lee Siple, Trustee his atty in fact

Donna Lee Siple, Revocable Trust
By: Donna Lee Siple, Trustee Date: 8/13/2021
Donna Lee Siple, Trustee

State of Tennessee
County of Wilson

On this 13th day of August, 2021, before me, the undersigned Notary Public in and for the County and State aforesaid, personally appeared Donna Lee Siple, Trustee, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she is the attorney-in-fact of Samuel Damron Siple, Trustee of the Samuel Damron Siple, Revocable Trust and is authorized by him, and does hereby acknowledge the execution of this instrument on his behalf, by virtue of an instrument of record in Instrument no.: 202108250114652, Register's Office of Davidson County, Tennessee.

Witness my hand and Official seal this 13th day of August, 2021.

Notary Public:
My Commission Expires: 3.8.2025

TRACEY TRUMPHOUR STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

State of Tennessee
County of Wilson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Donna Lee Siple, Trustee with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who proved herself to be the Trustee of Donna Lee Siple, Revocable Trust, the bargainor, and who, being authorized to do so, acknowledged she executed the foregoing instrument for the purposes therein contained.

Witness my hand and Official seal this 13th day of August, 2021.

Notary Public:
My Commission Expires: 3.8.2025

TRACEY TRUMPHOUR STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mount Juliet, TN 37122

File No.: 1319672
Warranty Deed TN

Certificate of Authenticity

I, Wyatt Trevathan, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on August 13, 2021.

Date

Affiant Signature

August 13, 2021
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 13th day of August, 2021.

Notary's Signature

My Commission Expires: 3/1/25
Date

Notary's Seal (if on paper)

ASHLEY S. RUDY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 3-1-2025