Karen Johnson Davidson County
Batch# 722062 DEEDWARR
09/22/2021 04:04:30 PM 3 pgs
Fees: $18.00 Taxes: $980.50
20210922-0127729

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $265,000.00.

Margaret Claire S. Pinkelton
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th day of September, 2021.

OFFICIAL SEAL
JON J IM
NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXPIRES 03/14/2022

Notary Public
MY COMMISSION EXPIRES: 03/14/2022
File No. G21-13976

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Robert B. Bragg and Renee L. Bragg (NAME)	Same as New Owner (NAME)	26-9-11
435 N. Greenhill Road (STREET ADDRESS)	SAME (STREET ADDRESS)	
Mt. Juliet, TN 37122 (CITY) (STATE) (ZIP)	, (CITY) (STATE) (ZIP)	

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 HEREBYACKNOWLEDGED, WE, **Margaret Claire S. Pinkelton, an unmarried woman**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Robert B. Bragg and Renee L. Bragg, 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:

Being Lot No. 5 and the south one-half of Lot No. 6 on the Map of Clark Place, Section V, of record in Book 2331, page 159, Register's Office for Davidson County, Tennessee.

Said Lot No. 5 and part of said Lot No. 6 adjoin and front together 157 feet on the west side of Donald Avenue and run back between lines, 238.7 feet on the south line of Lot No. 5 and 236 feet on the north line of part of Lot No. 6 to a dead line in the rear on which it measures 205.06 feet.

Being the same property conveyed to Margaret Claire S. Pinkelton and Marcus Ray Pinkelton by Deed dated April 16, 2010 from Margaret S. Blair (now Margaret Claire S. Pinkelton), recorded May 21, 2010, in Instrument Number 20100521-0039477, Register's Office of Davidson County, Tennessee. The said Marcus Ray Pinkelton having since died November 24, 2020, leaving title vested in Margaret Claire S. Pinkelton as surviving tenant by the entirety.

Subject to any and all plats, easements, restrictions, and other matters of record.

The 2020 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 525 Donald Avenue, Goodlettsville, TN 37072.

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. Whenever 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/our hand(s) this 17th day of September, 2021.

Margaret Claire S. Pinkelton

STATE OF ILLINOIS
COUNTY OF DuPAGE

On this 17th day of September, 2021, before me personally appeared Margaret Claire S. Pinkelton, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 17th day of September, 2021.

Notary Signature
My commission expires: **03/14/2022**

OFFICIAL SEAL
JON J IM
NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXPIRES 03/14/2022

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066

$3.00 E-RECORDING PAGE FEE

CERTIFICATE OF AUTHENTICITY

I, Tracey Trumphour do hereby make oath that I am a licensed attorney and/or 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 September 17 2021.

Tracey Trumphour
Affiant
Date: 9-17-21

STATE OF TENNESSEE
COUNTY OF Wilson

Sworn to and subscribed before me this 17 day of September, 2021

Liz Davis
Notary Public

My Commission Expires: 3-8-2025

LIZ DAVIS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY