Karen Johnson Davidson County
Batch# 729932 DEEDWARR
10/04/2021 03:05:30 PM 2 pgs
Fees: $13.00 Taxes: $425.50
20211004-0133323

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $115,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29 DAY OF SEPTEMBER, 2021.

Notary Public

MY COMMISSION EXPIRES: 8/1/22
(AFFIX SEAL)

ANDREW H. MALONE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Millennial Title, LLC, 5120 Virginia Way, Suite B13, Brentwood, TN 37027

File No.: TN-2021-9410-C-AM

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NO(S).
Hermitage, LLC	SAME	075060A00400CO
(NAME)	(NAME)	
4117 Hillsboro Pike, Suite 103-975		
(ADDRESS)	(ADDRESS)	
Nashville TN 37215		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF One Hundred Fifteen Thousand And No/100 Dollars ($115,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **MARY SPRINGER, TRUSTEE OF THE MICHAEL JOE BRASWELL TESTAMENTARY TRUST FBO OF BRET BRASWELL**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **HERMITAGE, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** HEREINAFTER CALLED THE GRANTEES, ITS SUCCESSORS 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 B of Lot 2 as shown on Schedule "A-4" of Hermitage Villa Condominiums of record in Book 6623, Page 595, Register's Office of Davidson County, Tennessee, to which reference is hereby made for a more complete description of said units, together with an undivided interest in common elements and the rights and obligations of the Declarant and the Unit Owners for Hermitage Villa Condominiums appurtenant to said units as defined in the said Master Deed and By Laws for Hermitage Villa Condominiums.

Being the same property conveyed to Michael Joe Braswell, a single man by Deed Dated April 28, 2005 and recorded on May 5, 2005 in Instrument No. 20050505-0050342, Register of Deeds for Davidson County, Tennessee. The said Michael Joe Braswell having since died on January 25, 2021, leaving his interest to Bret Braswell, as devised in his Last Will and Testament, Case No. 2021PR135, General Sessions Court for Wilson County, Tennessee. Said Last Will and Testament stated that if Bret Braswell was under the age of 25 that the property would be in trust for his benefit and that Mary Springer would serve as Trustee of the Testamentary Trust. At the date of death, Bret Braswell was 22 years old. Therefore, the property interest of Michael Joe Braswell passed to Mary Springer, Trustee of the Michael Joe Braswell Testamentary Trust FBO of Bret Braswell.

unimproved ☐
This is improved ☒ property, known as 4202B Sweden Drive, Hermitage, TN 37076
(House No.) (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, its successors and assigns forever; and Grantor does covenant with the said GRANTEES that it is 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 its do further covenant and bind itself, its successors and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, its successors 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 hands this 29 day of September, 2021.

The Michael Joe Braswell Testamentary FBO of Bret Braswell

BY: Mary Springer Trustee
Mary Springer, Trustee

STATE OF TENNESSEE
COUNTY OF Williamson

On this 29 day of September, 2021, before me, the undersigned, a Notary Public in and for the State and County aforesaid, Mary Springer, Trustee, appeared to me personally known (or proved to me on the basis of satisfactory evidence), who acknowledged the she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Trustee of the Michael Joe Braswell Testamentary Trust FBO of Bret Braswell, and is authorized by the Trust to execute this instrument as such Trustee.

Witness my hand and official seal at Davidson County, Tennessee this 29 day of September, 2021.

Commission Expires: 8/1/22

ANDREW H. MALONEY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Notary Public

I, Andy Maloney, 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 9/29/2021 (date of document).

Affiant Signature
Date 7/1/2021

State of TN
County of Williamson

Sworn to and subscribed before me this 1 day of July, 2021.

Notary's Signature
MY COMMISSION EXPIRES: 6/26/24

LAURA JANE SHOUN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

202110040133323