Karen Johnson Davidson County
Batch# 786899 DEEDWARR
01/11/2022 08:54:30 AM 4 pgs
Fees: $23.00 Taxes: $858.40
20220111-0003136

Name and Address of New Owner:
David Pangallo, Rocco Pangallo, and Jeri Pangallo
5766 Brentwood Trance
Brentwood, TN, 37027

Send Tax Bills To:
David Pangallo, Rocco Pangallo, and Jeri Pangallo
5766 Brentwood Trance
Brentwood, TN, 37027

This Instrument Prepared By:
Brock Baker
Limestone Title & Escrow, LLC
580 Franklin Road
Suite 203
Franklin, TN 37069

Map & Parcel No: 160-14-0B-066-00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Michael Ray Priddy**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **David Pangallo, A Single Man, and Jeri Pangallo and Rocco Pangallo, Wife and Husband,** "the Grantees," the following described real estate in Davidson County, Tennessee:

Lying and being in Davidson County, Tennessee, and being Unit 5766 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 Book 5200, page 219, as revised in Book 5200, page 230, Register's Office for Davidson County, Tennessee, and described in a Master Deed recorded in Book 5524, page 415, amended in Book 5545, page 510, Register's Office for Davidson County, Tennessee, to which reference is here made. 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 said County, amendment to Master Deed in Book 5545, page 510, and amendment to By-Laws in Book 5537, page 988, said Register's Office, are incorporated in this deed by reference and made a part hereof the same as though copied herein.

Being the same property conveyed to Michael Ray Priddy, an unmarried man, from Glover Property Group, a partnership, by Warranty Deed dated January 30,

2017 and recorded February 8, 2017 in Instrument #20170208-0013152, said Register's Office.

TO HAVE AND TO HOLD said real estate unto the Grantees, and the Grantees' successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 17th day of December, 2021.

_____(SEAL)
Michael Ray Priddy

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 17th day of December, 2021, before me personally appeared Michael Ray Priddy, 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 December, 2021.

_____
Notary Signature
My commission expires:

JONATHAN RHYNE
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES 9-21-2024

AFFIDAVIT OF VALUE

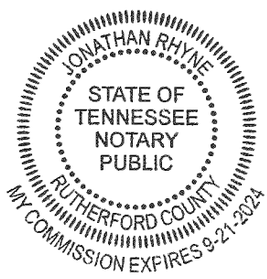
The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $232,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

_____
~~Michael Ray Priddy~~

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn to and subscribed before me this 17th day of December, 2021.

Notary Signature
My commission expires:



TRUE COPY CERTIFICATION

I, Jennifer L. Pennell, 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 his electronic document is a true and exact copy of the original document executed and authenticated according to law on 12/17/21 (date of document).

Jennifer L. Pennell

12/17/21

Date

State of Tennessee
County of Williamson

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

Katherine Warren

Notary's Signature

My Commission Expires: 4-13-22

Notary's Seal

KATHERINE WARREN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD Exp. 4-13-2022