Karen Johnson Davidson County
Batch# 830171 DEEDWARR
03/29/2022 08:23:30 AM 3 pgs
Fees: $18.00 Taxes: $1,350.50
20220329-0035830

Prepared By & Return To:
Tennessee Title Services LLC-Brentwc
7000 Executive Center Dr
290
Brentwood, TN 37027
B-22-882

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $365,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 17th day of March, 2022

Notary Public

Commission Expires: 11-19-23

BECKY ELIZABETH BURCH STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

Address of New Owner	Send Tax Bills To:	Map & Parcel
Connor Braaten 1108 Shire Drive Antioch, TN 37013	New Owner	174-01-0A-093.00-CO

WARRANTY DEED

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 HEREBY ACKNOWLEDGED, I/WE,
Melissa A. Pinkleton and Justin Pinkleton, husband and wife, as tenants by the entirety
HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO
Connor Braaten, an unmarried man
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:

Land in Davidson County, Tennessee, being Lot No. 16 on the Plan of Final Plat, Rivendell Woods, Phase One - Section Two of record in Plat at Instrument No. 20080829-0088935, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Melissa N. Schultz, Individual, by Warranty Deed from Ole South Properties, inc., a Tennessee Corporation, of record in Instrument No. 20090427-0037478 Register's Office for Davidson County, Tennessee, dated April 21, 2009 and recorded on April 27, 2009.

Being the same property conveyed to Melissa N. Pinkelton, a married woman, by Quitclaim Deed from Melissa N. Pinkelton f/k/a Melissa N. Schiltz, a married woman, who acquired title without marital status herein joined by her spouse Justin Bibry Pinkelton, of record in Instrument No. 20150914-0092892 Register's Office for Davidson County, Tennessee, dated August 26, 2015 and recorded on September 14, 2015.

Being the same property conveyed to Melissa A. Pinkleton and Justin Pinkleton, husband and wife, as Tenants by the Entirety by Quitclaim Deed from Melissa A. Pinkleton, a married woman, herein joined by her spouse Justin Pinkleton of record in Instrument No. 20170131-0010474 Register's Office for Davidson County, Tennessee, dated January 23, 2017 and recorded on January 31, 2017.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 1108 Shire Drive, Antioch, TN 37013

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 so 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. 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.

Dated this the 17th day of March, 2022.

Melissa N. Pinkelton

Justin B. Pinkelton

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 17th day of March, 2022, before me personally appeared Melissa N Pinkelton and Justin B 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 March, 2022.

Notary Signature
My commission expires:

KAYLIE PAYNE
NOTARY PUBLIC
TENNESSEE
My Comm Exp. September 8, 2025
COUNTY OF DAVIDSON

Tennessee Certification of Electronic Document

I, Sarah Lile, do hereby make oath that I am a licensed attorney and/or the custodian of the 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 3/17/22.

Affiant Signature

3/17/22
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me on this 17 day of March, 2022.

Notary Signature

My Commission Expires: 11-19-23

BECKY ELIZABETH BURCH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON