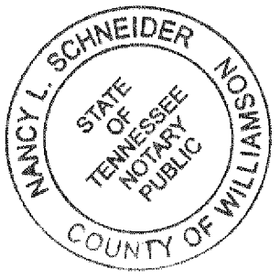
Karen Johnson Davidson County
Batch# 893956 DEEDWARR
07/26/2022 02:38:30 PM 4 pgs
Fees: $23.00 Taxes: $2,109.00
20220726-0085376

WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $570,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26TH DAY OF JULY, 2022.

Notary Public

MY COMMISSION EXPIRES: 3/25/23
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Phoenix Title Services, LLC
121 1st Avenue, Suite 200
Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NO(S).
Patricia Allen	NEW OWNER	171 04 0C 060.00
(NAME)	(NAME)	
817 Barrington Place Drive	817 Barrington Place Drive	
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027	Brentwood, TN 37027	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **C. Thomas Edquist and Linda J. Edquit, as Trustees of The Edquist Management Trust u/a/d July 23, 2020**, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **Patricia Allen**, hereinafter called the GRANTEE(S), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

The land referred to herein below is situated in the County of Davidson, State of Tennessee, and is described as follows:

Land in Davidson County, Tennessee, being Unit No. 60 on the Plan of Barrington Place, a Horizontal Property Regime with Private Elements, filed as an Exhibit to and established by Master Deed and By-Laws of record in Instrument No. 20050914-0110701, re-recorded in Instrument No. 20051025-0128696, and amended in Instrument No. 20170227-0019505, Instrument No. 20170227-0019506 and Instrument No. 20180827-0084426, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to C. Thomas Edquist and Linda J. Edquist (and their successors in trust) of the Edquist Management Trust u/a/d July 23, 2020, by Quitclaim Deed from Linda Edquist, of record in Instrument No. 20200730-0083865, in the Register's Office of Davidson County, Tennessee, dated July 23, 2020 and recorded on July 30, 2020.

Being the same property conveyed to Linda Edquist, married, by Warranty Deed from Mary Bennie Wilson, unmarried, of record in Instrument No. 20191127-0122560, in the Register's Office of Davidson County, Tennessee, dated November 15, 2019 and recorded on November 27, 2019.

This Conveyance is subject to the following: Taxes and assessments for the year 2022 and subsequent years, not yet due and payable. Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of P.U.D.
Boundary, Mayfair, as recorded in Instrument No. 20050404-0036360. Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing Barrington Place Condominium of record in Instrument No. 20050914-0110701, re-recorded in Instrument No. 20051025-0128696, as amended by instrument(s) of record in Instrument No. 20170227-0019505,
Instrument No. 20170227-0019506 and Instrument No. 20180827-0084426; also subject to easements, rights

and interests in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon. Easement - Including Generators and Fuel Supply Systems recorded in Instrument No. 20051109-0135895.

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 ☐
This is improved ☒ 817 Barrington Place Drive, Brentwood, TN 37027
(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 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 successors 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.

Effective the 21st day of July, 2022.

The Edquist Management Trust u/a/d July 23, 2020

BY: Linda J. Edquist
Linda J. Edquist, Trustee

WILLIAMSON COUNTY TENNESSEE NOTARY PUBLIC STATE OF THOMAS SIDWELL

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, a notary public in and for the state and county aforementioned, Linda J. Edquist with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged herself to be Trustee of The Edquist Management Trust U/A/D/ July 23, 2020 and that she as such Trustee executed the foregoing instrument for the purposes therein contained, by signing the name of the entity by herself as Trustee.

Witness my hand and seal, at office in Franklin, TN this 21 day of July, 2022.

Notary Public
My Commission Expires: 1/10/25

The Edquist Management Trust u/a/d July 23, 2020

BY: _____
C. Thomas Edquist, Trustee

STATE OF Colorado

COUNTY OF Jefferson

Personally appeared before me, a notary public in and for the state and county aforementioned, C. Thomas Edquist with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself to be Trustee of The Edquist Management Trust U/A/D/ July 23, 2020 and that he as such Trustee executed the foregoing instrument for the purposes therein contained, by signing the name of the entity by himself as Trustee.

Witness my hand and seal, this 25th day of July, 2022.

_____
Notary Public

My Commission Expires: 08/25/2024

RONSY I THOMAS
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20164031585
MY COMMISSION EXPIRES AUGUST 25, 2024

CERTIFICATE OF AUTHENTICITY

I, K. Thomas Sidwell, 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 26 day of July, 2022.

K. Thomas Sidwell
Date: 7-26-22

STATE OF TN

COUNTY OF Williamson

Sworn to and subscribed before me this 26 day of July, 2022.

Kimberly D Hicks

Notary Public
My Commission Expires: 1-21-26

