Karen Johnson Davidson County
Batch# 894354 DEEDWARR
07/27/2022 08:24:30 AM 3 pgs
Fees: $18.00 Taxes: $1,202.50
20220727-0085490

Prepared by:

615 Title, LLC
807 Bradford Avenue
Nashville, Tennessee 37204

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $325,000.00.

Affiant

Subscribed and sworn to before me this 21st day of July, 2022.

Notary Public
My Commission Expires: 10/2/23

LILLIAN TURMAN
TENNESSEE NOTARY PUBLIC
My Comm Exp. 10/2/2023
COUNTY OF DAVIDSON

2022-344

Address of New Owner:	Send Tax Bills to:	Tax Information:
Brooks Bratten and Amy Hurd	Churchill Mortgage Corp.	
415 Shadow Glen Drive	1749 Mallory Lane, Ste. 100	161 16 0A 125.00
Nashville, TN, 37211	Brentwood, TN 37027	

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, we

Robyn L. McDonald, a single woman,

hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

Brooks Bratten, unmarried and Amy Hurd, unmarried, Joint Tenants with Rights of Survivorship,

hereinafter called the GRANTEES, their heirs and assigns, the following tract or parcel of land, to-wit:

Land in Davidson County, Tennessee, being Unit No. 125, together with the appurtenant interest in the common elements of Townhomes of Shadow Glen, as established by Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20040315-0029248; as corrected in Instrument No. 20040317-0030572; as amended in Instrument No. 20040713-0083179; and further amended in Instrument No. 20040720 0086706; Instrument No. 20040720-0086707; Instrument No. 20041021-0126776, Instrument No. 20041025-0128065; Instrument No. 20050118-0005927; Instrument No. 20050317-0029206; Instrument No. 20050425-0045905; Instrument No. 20050520-0056887; Instrument No. 20051007-0121715; Instrument No. 20051107-0134921; Instrument No. 20051207-0147464; and Instrument No. 20060124-0009112, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Site Plan attached as Exhibit "A" to the aforementioned Supplement to Declaration of record in Instrument No, 20051107-0134921, to which plan reference is hereby made for a more complete description.

BEING the same property conveyed to Robyn L. McDonald, a single woman by Warranty Deed from Michael W. Wyss and Connie M. Wyss, recorded August 22, 2017, as Instrument No. 20170822-0086161, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all restrictions and easements of record.

This is improved property located at **415 Shadow Glen Drive, Nashville, TN 37211.**

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. 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 our hands this 21st day of July, 2022.

Robyn L. McDonald

Robyn L. McDonald

STATE OF FLORIDA
COUNTY OF PALM BEACH

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Robyn L. McDonald, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Delray Beach, Florida this 21st day of July, 2022.

Notary Public
My Commission Expires:

ALEXIA RIVERA
Notary Public - State of Florida
Commission # HH 274067
My Comm. Expires Jun 9, 2026
Bonded through National Notary Assn.

TRUE COPY CERTIFICATION

I, D. Shayne Adair, 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 7/21/22.

D. Shayne Adair

7/25/22
Date

STATE OF TENNESSEE
STATE OF DAVIDSON

Sworn to and subscribed before me this 25 day of July, 2022.



April D Wideman
Notary Public
My Commission Expires: 03/07/2026