Karen Johnson Davidson County
Batch# 951251 DEEDWARR
12/13/2022 03:00:30 PM 3 pgs
Fees: $18.00 Taxes: $769.60
20221213-0129381

Prepared By & Return To:
City Title, LLC
301 Plus Park Boulevard
Ste. 502
Nashville, TN 37217
CT-22-5241

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $208,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 9th day of December, 2022

Notary Public

Commission Expires: 7/15/26

KIM KERN
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

Address of New Owner	Send Tax Bills To:	Map & Parcel
Sydney Brandenburg and Tamara Brandenburg 3529 Seneca Forest Drive Nashville, TN 37217	Mortgage Research Center, LLC dba Veterans United Home Loans 1400 Veterans United Dr Columbia, MO 65203	136-10-0B-084-00

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,

DMW Properties LLC, a Wyoming Limited Liability Company

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Sydney Brandenburg, an unmarried woman, and Tamara Brandenburg, an unmarried woman

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:

Being Lot No. 21, Unit No. 21-A, A Revision of Lots 21-32, 39 and 40 on Condominium Site Plan, Lots 21-40, Section Five, Priest Lake Forest, of record in Book 6250, Page 49, amending Book 5200, Page 626, Register's Office for Davidson County, Tennessee to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Patricia Ethridge, an unmarried woman by Warranty deed from Walter Ethridge, unmarried of record in Instrument No. 20190604-0052938 Register's Office for Davidson County, Tennessee, dated May 30, 2019 and recorded on June 04, 2019. (Value of consideration shown in aforementioned deed $141,000.00.).

Being the same property conveyed to DMW Properties LLC, a Wyoming Limited Liability Company by Warranty deed from Patricia Ethridge, an unmarried woman of record in Instrument No. 20220721-0083694 Register's Office for Davidson County, Tennessee, dated July 19, 2022 and recorded on July 21, 2022.

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: 3529 Seneca Forest Drive, Nashville, TN 37217

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 9th day of December, 2022.

DMW Properties LLC, a Wyoming Limited Liability Company

By: _____
Dylan Williams, Member

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned notary public, of the state and county mentioned, personally appeared Dylan Williams, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be Member of DMW Properties, the within named bargainor, a Limited Liability Company, and that such Dylan Williams as such Member, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as Member.

Witness my hand and seal, at office in Brentwood, Tennessee this 9th day of December, 2022.

_____
Notary Signature
My Commission Expires: 5-23-23

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

Certificate of Authenticity

I, Joshua A. Terry, 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 12/9/2022.

Affiant Signature

12/13/2022

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 12/13/2022.

Notary Public

My Commission Expires: 5.23.23

KATHLEEN WILLIAMS
TENNESSEE
NOTARY
PUBLIC
COUNTY OF WILLIAMSON