Karen Johnson Davidson County
Batch# 959598 DEEDWARR
01/10/2023 11:49:30 AM 3 pgs
Fees: $18.00 Taxes: $925.00
20230110-0002101

SAMANTHA SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $250,000.00

Affiant

Subscribed and sworn to before me, this 5th day of January, 2023.

Notary Public

My commission expires: 1-11-2026

THIS INSTRUMENT WAS PREPARED BY
Signature Title Services, LLC
640 Broadmor Blvd., Ste. 100
Murfreesboro, TN 37129

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Monica Pruitt	New Owner	**151100A25600CO**
7380 Ole Nottingham Dr		
Antioch, TN 37013		

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 ACKNOWLEDGE, WE,

Brandon Adams, Trustee The 7380 Ole Nottingham Dr Trust

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Monica Pruitt, 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:

Land in Davidson County, Tennessee, being Lot No. 104, on the plan of Phase Three, Villages of Long Hunter, PUD, of record in Instrument No. 20030707-0093205, in the Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description of said property.

Being the same property conveyed to Brandon Adams, Trustee The 7380 Ole Nottingham Dr Trust, by Warranty Deed from Laurie S Mikes, unmarried, dated November 7, 2022, of record in Instrument No. 20221108-0119954, in the Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Kenneth A Brauchler, married, by Warranty Deed from Mitchell J Hagerman, unmarried, dated January 12, 2009, of record in Instrument No. 20090113-0002998, in the Register's Office for Davidson County, Tennessee. Kenneth A. Brauchler died testate on 7/2/21. By Last Will and Testament admitted to probate in the Circuit Court of Davidson County, Tennessee, Probate Division, Docket No. 21P1546, the property hereinabove described was devised to Laurie S. Mikes.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Subject to any and all encumbrances, restrictions, easements, plats, covenants, rights, and conditions that may appear of record in the Register's Office of Davidson County, Tennessee.

This is improved (__X__) unimproved (_____) property known as 7380 Ole Nottingham Dr, 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 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 in 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.

_____ Date: 1-5-23

The 7380 Ole Nottingham Dr Trust
By: Brandon Adams
It's: Trustee

STATE OF Tennessee

COUNTY OF Davidson

Before me, the undersigned, a Notary Public in and for the said County and State, personally appeared **BRANDON ADAMS** with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged that he executed the forgoing instrument for the purpose therein contained and who further acknowledged that he is TRUSTEE OF The 7380 Ole Nottingham Dr Trust and that he is authorized by The 7380 Ole Nottingham Dr Trust to execute this instrument on its behalf.

Witness my hand, at office, this 5th day of January, 2023.

_____
NOTARY PUBLIC

SAMANTHA SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 1-11-26

Certificate of Authenticity

I, Kathryn Sipos, 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 01/05/2023.

Date

Kathryn Sipos

Affiant Signature

01/05/2023

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 5th day of January, 2023.

Notary's Signature

My Commission Expires: 1-11-26

Notary's Seal (if on paper)

SAMANTHA SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY