Karen Johnson Davidson County
Batch# 1035586 DEEDWARR
08/07/2023 03:00:30 PM 4 pgs
Fees: $23.00 Taxes: $971.25
20230807-0061114

THIS INSTRUMENT PREPARED BY: **Mudter, Patterson & Cox PLLC** **3811 Bedford Avenue** **Suite 205** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 37783-07-2023**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $262,500.00. Affiant Subscribed and sworn to before me this 4th day of August, 2023. Notary Public My Commission Expires:

GERALD G. PATTERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES OCTOBER 2, 2023

WARRANTY DEED

Address New Owner: Martin Flanagan, Kerry C. Flanagan, and Darby M. Flanagan 5766 Brentwood Trace Brentwood, TN 37027	**Send Tax Bills To:** Rocket Mortgage 1050 Woodward Ave. Detroit, MI 48226-1906	**Tax Information:** Map and Parcel No.: 160140B06600CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **David Pangallo, a single man and Jeri Pangallo and Rocco Pangallo, wife and husband** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Martin Flanagan and Kerry C. Flanagan, married to each other and Darby M. Flanagan, a single woman** ("Grantees"), their heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 5766 Brentwood Trace, Brentwood, TN 37027.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, their heirs and assigns, forever.

Mattea Pangallo, spouse of the Grantor, has joined in the execution of this instrument to convey and marital interest that she holds in the subject property.

And Grantors covenants that they are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantors further covenant and bind themselves, their heirs and assigns to warrant and forever defend the title to said real estate to Grantees their heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantors have executed this instrument on the 4th day of August, 2023.

David Pangallo

Mattea Pangallo

Jeri Pangallo by David Pangallo, Atty-in-Fact
Jeri Pangallo by David Pangallo, her attorney-in-fact

Rocco Pangallo by David Pangallo, Atty-in-Fact
Rocco Pangallo David Pangallo, his attorney-in-fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, David Pangallo and Mattea Pangallo, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 4th day of August, 2023.

GERALD G. PATTERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES OCTOBER 2, 2023

Notary Public

My Commission Expires:

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, David Pangallo, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Attorney-in-Fact for Jeri Pangallo and Rocco Pangallo, and he is authorized by Jeri Pangallo and Rocco Pangallo to execute this instrument on their behalf.

Witness my hand, at office, this 4th day of August, 2023.

GERALD G. PATTERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES OCTOBER 2, 2023

Notary Public

My Commission Expires:

EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit No. 5766 on the Plan of 2nd Revision Brentwood Trace Condominiums of record in Plat Book 5200, page 261 Register's Office for said County, to which plan reference is made for a more complete description, together with the appurtenant interest in the common elements of Brentwood Trace, a horizontal property regime established by Master Deed of record in Book 5524, page 415, amended in Book 5545, page 510, said Register's Office.

Being the same property conveyed to David Pangallo, a single man, and Jeri Pangallo and Rocco Pangallo, wife and husband, by deed dated December 17, 2021 from Michael Ray Priddy of record in Instrument No. 20220111-0003136, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. State and County taxes for the year 2023, a lien, but not yet due and payable, which have been prorated and assumed by Grantees. Map and Parcel No. 160140B06600CO.
2. By-Laws of Brentwood Trace, of record in Book 5524, page 424, amended in Book 5537, page 988, Register's Office for Davidson County, Tennessee.
3. Covenants, Conditions, Restrictions and Agreements, including the agreement to pay assessments for the maintenance of common areas, contained in the Master Deed (and By-Laws) for Brentwood Trace, of record in Book 5524, page 415, amended in Book 5545, page 510, Register's Office for Davidson County, Tennessee.
4. Terms and limitations imposed by Tennessee Horizontal Property Act, T.C.A. § 66-27-101, et seq.
5. All matters appearing on the Plan of record as Book 5200, page 261, Register's Office for Davidson County, Tennessee.

Tennessee Certification of Electronic Document

I, George Mudter, 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 8/4/23 (date of document).

Affiant Signature

8/4/23
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 4 day of August, 2023.

Claire H. Jenkins
Notary's Signature

MY COMMISSION EXPIRES: 10/2/23

NOTARY'S SEAL

CLAIRE H. JENKINS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY