WARRANTY DEED

Karen Johnson Davidson County
Batch# 1087116 DEEDWARR
12/29/2023 01:53:30 PM 4 pgs
Fees: $23.00 Taxes: $695.60
20231229-0100217

STATE OF Davidson
COUNTY OF Tennessee

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $188,000.00.

Kenyon Sales
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28TH DAY OF DECEMBER, 2023.

Stacy R. Jacobs
Notary Public

MY COMMISSION EXPIRES: 3/9/2027
(AFFIX SEAL)

STACY R JACOBS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 4275 Central Pike, Hermitage, TN 37076

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Debra M. Pinto	Churchill Mortgage Corporation	Parcel ID: 075 08 0A 034.00
(NAME) 134 Brooke Castle Dr.	(NAME) 1749 Mallory Lane, Suite 100	
(ADDRESS) Hermitage, TN 37076	(ADDRESS) Brentwood, TN 37027	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **The Michael and Kathy Luning Family Trust U/T/D dated June 17,2020**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Debra M. Pinto**, 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 Unit No. 134, on the Horizontal Property Regime for Brooke Castle Condominiums, as recorded in the Master Deed of Record in Book 6519, Page 747, and shown in Book 6250, Page 627 as Amended in Book 6727, Page 762, Register's Office for Davidson County, Tennessee, to all of which reference is hereby made for a more complete description together with, an undivided percentage interest in the Common Elements allocated to said unit as set forth in said Master Deed.

Being the same property conveyed to Micahel James Luning, a married man from Barbara G. Grogan, as Conservator over the person and property of Johnnie Mae Bloise, unmarried by Warranty Deed, dated November 18, 2019 and recorded on December 2, 2019 in Instrument No. 20191202-0123159, in the Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to The Michael and Kathy Luning Family Trust U/T/D dated June 17, 2020 from Michael James Luning, married by Quitclaim Deed, dated December 18, 2020 and recorded on December 23, 2020 in Instrument No. 20201223-0152783, in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 134 Brooke Castle Dr., Hermitage, TN 37076

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 27RD day of DECEMBER, 2023

The Michael and Kathy Luning Family Trust U/T/D dated June 17,2020

BY: _____ TRUSTEE
Michael J. Luning
Trustee

BY: Kathy Luning Trustee
Kathy Luning
Trustee

STATE OF

COUNTY OF

Before me, the undersigned, a Notary Public within and for the State and County aforesaid personally appeared Michael J. Luning and Kathy Luning, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who upon their oaths acknowledged themselves to be the Trustee of The Michael and Kathy Luning Family Trust U/T/D dated June 17,2020, the within named bargainor, and that he as such Trustees being authorized so to do, executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, this the 28th day of December, 2023.

see attached

_____
Notary Public

My Commission Expires:

(SEAL)

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT **CIVIL CODE § 1189**

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)
County of Sonoma)

On Dec 22, 2023 before me, C Giberson notary public
Date *Here Insert Name and Title of the Officer*

personally appeared Michael J Loning + Kathy Loning
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

C. GIBERSON
Notary Public - California
Sonoma County
Commission # 2412215
My Comm. Expires Aug 30, 2026

Signature C Giberson
Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: _____ Document Date: _____

Number of Pages: _____ Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____
☐ Corporate Officer — Title(s): _____
☐ Partner — ☐ Limited ☐ General
☐ Individual ☐ Attorney in Fact
☐ Trustee ☐ Guardian or Conservator
☐ Other: _____
Signer Is Representing: _____

Signer's Name: _____
☐ Corporate Officer — Title(s): _____
☐ Partner — ☐ Limited ☐ General
☐ Individual ☐ Attorney in Fact
☐ Trustee ☐ Guardian or Conservator
☐ Other: _____
Signer Is Representing: _____

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Certificate of Authenticity

I, Tonya Loftin, 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 12/22/2023.

Date

Tonya Loftin
Affiant Signature

December 29, 2023
Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this 29th day of December, 20 23.

Notary's Signature

CHRISTIE PERRY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES 6-22-2026

My Commission Expires: _____
Date

Notary's Seal (if on paper)