Karen Johnson Davidson County
Batch# 635238 DEEDWARR
05/13/2021 12:12:30 PM 3 pgs
Fees: $18.00 Taxes: $444.00
20210513-0064759

**Prepared by and Return to:**
Hywater Title
1800 S. Rutherford Blvd. Suite
203 Murfreesboro, TN 37130

AMY GENTRY
STATE OF TENNESSEE NOTARY PUBLIC
CANNON COUNTY

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

The actual consideration or value, whichever is greater, for this transfer is $ 120,000.00

Eileen Smith
Affiant

Subscribed and Sworn before me this 12th day of May , 2021.

Notary Public
My commission expires: 3/8/25

| ADDRESS OF NEW OWNER: | SEND TAX BILLS DUE: | TAX INFORMATION: |
|---|---|---|
| Thomas E. Needham and Janet Needham<br>205 Brooke Castle Drive, Nashville, TN 37076 | The same | 075-08-0A-112-00 |

## WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **E.W. Wilkerson, a married man,** "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Thomas E. Needham and Janet E. Needham, a married couple,** "the Grantee," the following described real estate in Davidson, Tennessee:

*Unit No. 205, in a Horizontal Property Regime of Brooke Castle Condominiums of record in Plat Book 6250, page 627, and as amended by instrument of record in Book 6727, page 762, Register's Office for Davidson County, Tennessee, to which Plan reference is made for a more complete description.*

*Being a portion of the same property conveyed to E.W. Wilkerson by deed dated 12/31/2003 from E.W. Wilkerson and Harry D. Bass in Instrument No. 20031218-080242, Register's Office for Davidson County, Tennessee. Also being part of the same property conveyed to E. W. Wilkerson and Harry D. Bass by Deed from Brook Castle. L.L.C. of record in Book 11350, Page 19, Register's Office for Davidson County, Tennessee.*

*The said property is investment property and has not beenn the marital residence of the Grantor or his spouse.*

This is [ X ] improved [ ] unimproved property known as 205 Brooke Castle Drive, Nashville, TN 37076

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.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

GRANTOR COVENANTS THAT it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 12th day of May, 2021

E.W. Wilkerson

STATE OF TENNESSEE
COUNTY OF Rutherford

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named **E.W. Wilkerson** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within instrument for the purposes therein contained.

This the 13th day of May, 2021.

Notary

My commission expires: 3/8/25

AMY GENTRY
STATE OF TENNESSEE NOTARY PUBLIC
CANNON COUNTY

Copy Acknowledgement

I, Jami K. Averwater, do hereby make oath that I am a licensed attorney and/ or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Jami K. Averwater

Jami K. Averwater

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned, a notary public for this county and state, Jami K. Averwater, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Eileen Smith

Notary Public

My Commission Expires: 8/27/22

