WARRANTY DEED

Karen Johnson Davidson County
Batch# 636639 DEEDWARR
05/14/2021 11:37:30 AM 3 pgs
Fees: $18.00 Taxes: $527.25
20210514-0065298

TRACEY TRUMPHOUR STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $142,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11TH DAY OF MAY, 2021.

Notary Public

MY COMMISSION EXPIRES: 3.8.25

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 121 1st Ave S, Ste 200, Franklin, TN 37064-6300

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Logan M. Rooley	Primary Residential Mortgage, Inc	075080A03700CO
(NAME)	(NAME)	
136 Brooke Castle Drive	1480 N 2200 W, MAC 1003	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	Salt Lake City, UT 84116	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we **Victoria Elizabeth Reid, a single woman**, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **Logan M. Rooley and Johnathan A. Rooley, wife and husband,** hereinafter called the GRANTEE(S), his/her/their 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. 136, on the plan of Brooke Castle Condominiums, a Horizontal Property Regime, according to the Master Deed of record in Book 6519, Page 747, in the Register's Office for Davidson County, Tennessee, Together with an undivided percentage interest in the common areas/elements appurtenant to said Unit as set forth in said Master Deed, and more particularly described in Plat Book 6250, Page 627, revised in Book 6250, Page 691, and corrections in Book 6680, Page 905, Book 6727, Page 762 and Book 6919, Page 571, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to Victoria Elizabeth Reid, a single woman by Warranty Deed from Deborah K. Spelta, single woman and Jon E. Brown, unmarried, as tenants in common with rights of survivorship, dated 07/24/2019 and recorded 08/01/2019, of record in Instrument 20190801-0075734, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following: Taxes for 2021 and subsequent years, a lien not yet due and payable; All matters shown on the plat of record in Plat Book 6250, Page 627, revised in Book 6250, Page 691, and corrections recorded in Book 6680, Page 905, Book 6727, Page 762, Book 6919, Page 571, in the Register's Office for Davidson County, Tennessee; Covenants, conditions, easements and restrictions of record in Book 6519, Page 747, in the Register's Office for Davidson County, Tennessee; Easement for Trunk Sewer and Water Lines of record in Book 4106, Page 812, in the Register's Office for Davidson County, Tennessee; Easement for Trunk Sewer of record in Book 4106, Page 816, in the Register's Office for Davidson County, Tennessee; Easement for Retention Basin of record in Book 6513, Page 857, in the Register's Office for Davidson County, Tennessee; Storm Water Detention Agreement of record in Book 6634, Page 229, in the Register's Office for Davidson County, Tennessee; Warranty Deed of record in Book 6883, Page 759, in the Register's Office for

Davidson County, Tennessee; Articles of Amendment to the Charter of record in Book 7570, Page 312 and re-recorded in Book 7866, Page 374, in the Register's Office for Davidson County, Tennessee; Articles of Incorporation of Brooke Castle Condominiums Homeowners' Association of record in Book 6519, Page 739, in the Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ 136 Brooke Castle Drive, Hermitage, TN 37076

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), his/her/their assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), his/her/their 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.

Effective the 11th day of May, 2021.

Victoria Elizabeth Reid

Victoria Elizabeth Reid

State of Tennessee
County of Wilson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Victoria Elizabeth Reid, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 11th day of May, 2021.

Tracey Trumphour

Notary Public:
My Commission Expires: 3.8.25

TRACEY TRUMPHOUR
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mount Juliet, TN 37122

CERTIFICATE OF AUTHENTICITY

I, Tracey Trumphour, do here 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.

Tracey Trumphour

Attorney or Custodian

Stewart Title Company

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary public in and for the aforesaid county and state, the within named Tracey Trumphour, who acknowledges that this certification or an electronic document is true and correct and whose signature I have witnessed.

Liz Davis

Notary Public

My Commission Expires: 3-8-2025

