# WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $132,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE **8TH DAY OF JULY, 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 |
|---|---|---|
| Cheryl Russell Sutherland | Cheryl Russell Sutherland | 075080A10800CO |
| (NAME) | (NAME) | |
| 206 Brooke Castle Drive | 206 Brooke Castle Drive | |
| (ADDRESS) | (ADDRESS) | |
| Hermitage, TN 37076 | Hermitage, TN 37076 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

Karen Johnson Davidson County
Batch# 673656 DEEDWARR
07/09/2021 08:22:30 AM 3 pgs
Fees: $18.00 Taxes: $488.40
20210709-0092555

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, I **Janet T. Powers, an unmarried woman**, hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto **Cheryl Russell Sutherland, a married woman,** hereinafter called the GRANTEE, her assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, State of Tennessee, Unit No. 206 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 the same property conveyed to **Janet T. Powers**, her heirs and assigns by Warranty Deed from E. W. Wilkerson, a married man, dated 11/29/2017 and recorded 11/29/2017, of record in Instrument 201711290121764, Register's Office for Davidson County, Tennessee.

All matters shown on the plat of record in Plat Book 6250, Page 627 and Surveyor's Certificate of Correction of record in Book 6727, Page 762, in the Register's Office for Davidson County, Tennessee. Covenants, conditions, easements and restrictions recorded in Book 10007, Page 272 and Deed of Correction of record in Book 10093, Page 527, Register's Office for Davidson County, Tennessee, together with all amendments thereto, which may provide for association dues, fees and/or assessments, in addition to any easements, reservations, covenants, building set back requirements, option to purchase, right of first refusal and any special assessments which may come due but omitting any such covenant or restriction based on race, color, religion, sex, familial status or national origin. Covenants, conditions, easements and restrictions recorded in Book 6519, Page 747, Register's Office for Davidson County, Tennessee, together with all amendments thereto, which may provide for association dues, fees and/or assessments, in addition to any easements, reservations, covenants, building set back requirements, option to purchase, right of first refusal and any special assessments which may come due but omitting any such covenant or restriction based on race, color, religion, sex, familial status or national origin. Easement for Trunk Sewer and Water Lines recorded in Book 4106, Page 812, Register's Office for Davidson County, Tennessee. Easement for Trunk Sewer recorded in Book 4106, Page 816, Register's Office for Davidson County, Tennessee. Easement for Retention Basin of recorded in Book 6513, Page 857, Register's Office for

Davidson County, Tennessee. Easement recorded in Book 6883, Page 759, Register's Office for Davidson County, Tennessee. Easement recorded in Instrument 200807020068077, Register's Office for Davidson County, Tennessee. StormWater Detention Agreement of record in Book 6634, Page 229, Register's Office for Davidson County, Tennessee. Articles of Amendment to the Charter of Brooke Castle Condominiums Homeowners Association of record in Book 6519, Page 739, Register's Office for Davidson County, Tennessee. Articles of Amendment to the Charter of Brooke Castle Condominiums Homeowners Association of record in Book 7570, Page 312 and Book 7866, Page 374, 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 ☒ **206 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, her assigns forever; and we do covenant with the said GRANTEE 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, herr 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 8th day of July, 2021.

Janet T. Powers

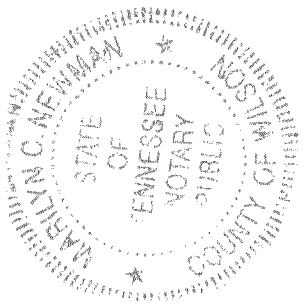
**Janet T. Powers**

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 **Janet T. Powers**, 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 8th day of July, 2021.

Notary Public:
My Commission Expires: 3-8-25




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

## CERTIFICATE OF AUTHENTICITY

I, Tracey Trumphour do hereby make oath that I am a licensed attorney and/or 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 July 8, 2021.

Tracey Trumphour
Affiant
Date: 7-8-21

STATE OF TENNESSEE
COUNTY OF Wilson

Sworn to and subscribed before me this 8 day of July, 2021

Liz Davis
Notary Public

My Commission Expires: 3-8-2025

LIZ DAVIS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY