Karen Johnson Davidson County
Batch# 708811 DEEDWARR
09/01/2021 01:34:30 PM 3 pgs
Fees: $18.00 Taxes: $647.50
20210901-0117989

STATE OF TENNESSEE
COUNTY OF ~~WILSON~~ Sumner
THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $175,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE ~~27th~~ 31st day of August, 2021.

NOTARY PUBLIC

My commission expires: 03/01/2025

JENNIFER RUSSELL STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

THIS INSTRUMENT PREPARED BY & RETURN TO:
Birthright Title, LLC
2800 N. Mt. Juliet Road
Mt. Juliet, TN 37122

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
Nuri Kollcaku and Rozina Kollcaku	SAME AS OWNER	075-08-0A-103.00 CO
(NAME)	(NAME)	
204 Brooke Castle Drive		
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076		

Warranty Deed

For and in Consideration of the sum of $10.00 cash in hand paid by the hereinafter named grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we **Charles Tracey McCutcheon, a married man,** hereinafter called the **GRANTOR(S)**, have/has bargained and sold, and by these presents do transfer and convey unto **Nuri Kollcaku and Rozina Kollcaku, husband and wife**, hereinafter called the **GRANTEE(S)**, his/her/their successors and assigns, a certain tract or parcel of land, situated in Davidson County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit 204, in a Horizontal Property Regime entitled Brooke Castle Condominiums, of record in Plat Book 6250, page 627 and amended in Book 6727, page 762, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to CHARLES TRACEY MCCUTCHEON, A MARRIED MAN, by deed from DON BASS FAMILY PARTNERSHIP, A TENNESSEE PARTNERSHIP, of record in Instrument No. 20200709-0074344, dated June 26, 2020, said Register's Office.

This property is not a marital residence and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. 26-2-307 or other similar statute.

This property is __unimproved x__improved property known as: 204 Brooke Castle Drive, Hermitage, TN 37076.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, his heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

This conveyance is made subject to any and all easements and rights-of-way, public and private, as may be shown

of record in the Register's Office for Davidson County, Tennessee, as well as those found upon inspection of the premises. This conveyance is further made subject to any and all matters shown on the plat of record in the office of the Register of Deeds where the real property is situated.

Witness our hands this 27th day of August, 2021.

Charles Tracey McCutcheon

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Charles Tracey McCutcheon, the herein bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 27th day of August, 2021.

Notary Public
My Commission Expires: 4/22/23

TAMMY DUNCAN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Tennessee Certification of Electronic Document

I, Jennifer Russell, 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 08/27/2021 (date of document).

Jennifer Russell
Affiant Signature

08/31/2021
Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this 31st day of August 2021.

Notary's Signature

MY COMMISSION EXPIRES: 10/21/2024

NOTARY'S SEAL

