(1)

Karen Johnson Davidson County
Batch# 733825 DEEDWARR
10/11/2021 02:57:30 PM 3 pgs
Fees: $18.00 Taxes: $658.23
20211011-0136580

This instrument prepared by:
Momentum Title, LLC
630 W. Burton Street
Murfreesboro, TN 37130
File Number: 3-13896-kp

STATE OF TENNESSEE
COUNTY OF Rutherford

The actual consideration or value, whichever is greater, for this transfer is $177,900.00.

Finis Harwell
Affiant

Amanda M Clark
State of Tennessee Notary Public
Rutherford County

Subscribed and sworn to before me, this the 1st day of October, 2021.

Amanda M Clark
Notary Public
My Commission Expires: 11/20/2021

Return TO:
TRI STAR TITLE & ESCROW, LLC
1535 W NORTHFIELD BLVD, UNIT 16
MURFREESBORO, TN 37129

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Finis Harwell 197 Brooke Castle Drive Hermitage, TN 37076	New Owner	075 08 0A 102.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($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, **James Albert Mayberry, an unmarried man**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Finis Harwell, an unmarried man**, hereinafter called the Grantee(s), his/her/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. 197, on the plan of Condominium Plat, Brooke Castle, Planned Unit Development, as established by Master Deed of record in Book 6519, Page 747, and as shown by plat of record in Book 6250, Page 627, as corrected by Surveyor's Certificate of Correction of record in Book 6680, Page 905, and Book 6727, Page 762, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to James Albert Mayberry, an unmarried man, by Warranty Deed from Hoang Yen T. Truong, unmarried, of record in Instrument No. 20210129-0013525, in the Register's Office of Davidson County, Tennessee, dated January 29, 2021 and recorded on January 29, 2021.

This is ☒ improved or ☐ unimproved property located at: **197 Brooke Castle Drive, Hermitage, TN 37076.**

This conveyance is made subject to 1) Property taxes for the year 2022, and thereafter, a lien not yet due and payable. The 2021 taxes have been prorated between the parties as of the date of this instrument, with the Grantee paying his/her/their prorated share thereof to the Grantor who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this ~~1st~~ 30 September day of ~~October,~~ 2021.

GRANTOR:

James Albert Mayberry

James Albert Mayberry

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared James Albert Mayberry, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this ~~1st~~ 30th day of September ~~October~~, 2021.

Notary Public
My Commission expires: _____

DEBORAH K. DEVINE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES 09/02/2024

Certificate of Authenticity

I, **Sheri Morgan**, do hereby make an 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 **10/01/2021.**

Name: **Sheri Morgan**
Title: **President**
Date **10/08/2021**

STATE OF Tennessee
COUNTY OF **Rutherford**

Sworn to and subscribed before me on **10/08/2021.**



Notary Public: **Brandie A Phillips**
My Commission Expires: **05/18/2024**
Commission #: **na**