Karen Johnson Davidson County
Batch# 740098 DEEDWARR
10/20/2021 10:24:30 AM 3 pgs
Fees: $18.00 Taxes: $654.90
20211020-0140673

Prepared by:
Tennessee Title & Escrow Affiliates, LLC
206 Gothic Court, Suite 300
Franklin, TN 37027

STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~ Sumner

The actual consideration or value, whichever is greater, for this transfer is $177,000.00

Affiant

Subscribed and sworn to before me, this 30th day of ~~September~~ October, 2021.

Notary Public
My commission expires: 03/01/2025

JENNIFER RUSSELL
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
Nuri Kollcaku 212 Brooke Castle Dr Hermitage, TN 37076	1308 Crystal Springs Ln. Hermitage, TN 37076	075-08-0A-109.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, **Rhonda Lee Dinning, unmarried** hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **Nuri Kollcaku and Rozina Kollcaku husband and wife,** hereinafter called the Grantee(s), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

> Land in Davidson County, Tennessee, being all of Unit No. 212, 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 hereby made for a more complete description.
>
> Being the same property conveyed to Rhonda Dinning, unmarried, by Warranty Deed from Vivian Boyles date December 31, 2007 of record as Instrument No. 20080102-0000260, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the real estate taxes for the current year, which have been prorated and assumed by Grantee, and such liens, limitations, restrictions, and easements as may affect the premises.

This property is improved property known as 212 Brooke Castle Dr, Hermitage, TN 37076

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), their heirs and assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), their heirs and 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.

WITNESS my hand this the 30th day of September, 2021.

Rhonda Lee Dinning

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Rhonda Lee Dinning,** the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this the 30th day of September, 2021.

Notary Public

My Commission expires: 6-25-25

FILE NO: 2021087188

JONATHON TRISTON JACOBS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

Tennessee Certification of Electronic Document

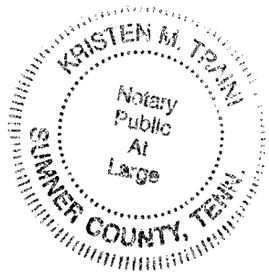
I, Jennifer Russell, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 09/30/2021 (date of document).

Jennifer Russell
Affiant Signature

10/04/2021
Date

State of Tennessee

County of Sumner



Sworn to and subscribed before me this 4th day of September, 2021.

Notary's Signature

MY COMMISSION EXPIRES: 10/21/2024

NOTARY'S SEAL