Karen Johnson Davidson County
Batch# 777181 DEEDWARR
12/21/2021 09:38:30 AM 3 pgs
Fees: $18.00 Taxes: $647.50
20211221-0168271

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $175,000.00.

D Pawlson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10TH DAY OF DECEMBER, 2021.

Jennifer Russell
Notary Public

MY COMMISSION EXPIRES: 03/01/2025
(AFFIX SEAL)

JENNIFER RUSSELL STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

03/01/2025

THIS INSTRUMENT WAS PREPARED BY:
Richard Northcutt, Metropolitan Escrow, Inc., 217 Pineway Drive, Nashville, TN 37217

File No.: 21-0995

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Tondalon Turner	New Owner	Map: 075080A09300CO
(NAME) 196 Brooke Castle Drive	(NAME)	
(ADDRESS) Hermitage, TN 37076	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF ONE HUNDRED SEVENTY-FIVE THOUSAND AND NO/100 DOLLARS ($175,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

EMMA JOHNSON DILLARD F/K/A EMMA J. JOHNSON AND HUSBAND, CRAIG DILLARD,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

TONDALON TURNER,

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Unit No. 196, 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 Emma J. Johnson, unmarried, by deed from The Harry Bass Family Partnership, LP a/k/a The Don Bass Family Partnership, LP, of record in Instrument No. 20080709-0070286, dated June 26, 2008, Register's Office for said County. The said Emma J. Johnson having since married and is now known as Emma Johnson Dillard.

Emma J. Johnson and Emma Johnson Dillard being one and the same person.

This conveyance is made subject to: (1) 2021 taxes, which have been prorated and paid by the Grantors; (2) All matters appearing on the Plan of record in Plat Book 6250, Page 627, corrected in Book 6680, Page 905 and re-recorded in Book 6727, Page 762, said Register's Office; (3) All matters of record in Plat Book 6250, Page 691, corrected in Book 6919, Page 571, in the Register's Office for Davidson County, Tennessee; (4) Retention Basin Easement of record in Book 6513, Page 857, in the Register's Office for Davidson County, Tennessee; (5) Storm Water Detention Agreement of record in Book 6634, Page 229, in the Register's Office for Davidson County, Tennessee; (6) Easement to Cumberland Water Company of record in Book 4106, Page 812 and Book 4106, Page 816, in the Register's Office for Davidson County, Tennessee; (7) Charter for Homeowners Association of record in Book 6519, Page 739, amended in Book 7570, Page 312 and Book 7866, Page 374, in the Register's Office for Davidson County, Tennessee; (8) Deed of common areas to Homeowners Association of record in Book 6883, Page 759, in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to all terms and provisions of the Restrictions and By-Laws of record in Book 6519, Page 747 and Book 6519, Page 768, said Register's Office.

unimproved ☐
This is improved ☒ property, known as 196 Brooke Castle Drive, Hermitage, TN 37076
(House No.) (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 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. 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 our hands this 10th day of December, 2021.

Emma Johnson Dillard

Craig Dillard

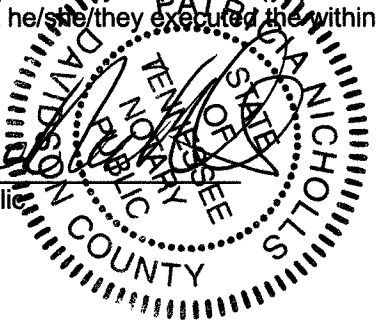
STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Emma Johnson Dillard and Craig Dillard, 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, 10th day of December, 2021.

My Commission Expires: 3/6/24

Notary Public



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 12/10/2021 (date of document).

Jennifer Russell
Affiant Signature

12/16/2021
Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this 16th day of December 2021.

Notary's Signature

MY COMMISSION EXPIRES: 10/21/2024

NOTARY'S SEAL

