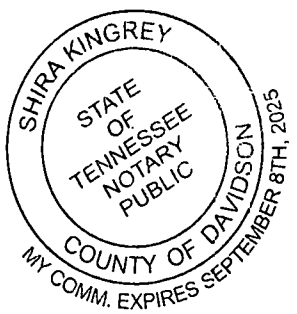
Prepared by:
Record and Return To:
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd., Suite 130
Nashville, TN 37215



STATE OF TENNESSEE
COUNTY OF RUTHERFORD

The actual consideration or value, whichever is greater, for this transfer is $289,900.00

Affiant

Subscribed and sworn to before me, this the 20th day of December, 2021.

Notary Public

My Commission Expires:
(AFFIX SEAL)

Karen Johnson Davidson County
Batch# 778520 DEEDWARR
12/22/2021 12:52:45 PM 2 pgs
Fees: $13.00 Taxes: $1,072.63

20211222-0169284

THIS INSTRUMENT WAS PREPARED BY:
GREENVUE TITLE AND ESCROW, LLC
451 N. Thompson Lane, Suite D
Murfreesboro, TN 37129

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills to:	Map-Parcel No.(s):
Stephanie A Middlebrook	NEW OWNER	075-12-0C-026.00 CO and
739 Tulip Grove Road, #303		
Hermitage, TN 37076		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I,

Caren Root, single woman

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

Stephanie A. Middlebrook, single woman

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

A certain condominium apartment in Davidson, Tennessee, being Unit 303, Building 3, on the Plan of Phase Two, Brookside Park Townhomes, a Tennessee Horizontal Property with Private Elements as the same is set out in Section 66-27-101, et seq., of Tennessee Code Annotated, of record as Instrument No. 20001010-0100359, Register's Office for County, Tennessee, together with the undivided percentage interest in the common elements appurtenant to said unit, as set forth in the Declaration of Covenants, Conditions and Restrictions for Brookside Park Townhomes of record in Book 11653, Page 251, as amended in Instrument Number 20000718-0070532, supplemented in Instrument Number 20010212-0013362 and further amended in Instrument Number 20191002-0100735, in the Register's Office of Davidson County, Tennessee, to which reference is hereby made for proper identification.

BEING the same property conveyed to Caren Root, single woman, by Warranty Deed from Crystal Dishmon, unmarried, dated 5/27/2015 and recorded 6/3/2015 in Instrument No. 20150603-0051945, in the Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO TAXES FOR THE CURRENT YEAR, ANY AND ALL ZONING REGULATIONS, RESTRICTIONS, SETBACK LINES, EASEMENTS, AND ENCUMBRANCES OF RECORD, IF ANY, AS MAY AFFECT THE PREMISES.

This is improved ☒ Unimproved ☐ property known as 739 Tulip Grove Road, #303, 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, her heirs and assigns, forever; and Grantor does covenant with said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in unencumbered, unless otherwise herein set out; and I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the

said Grantee, her 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/our hand(s) this 20th day of December, 2021.

Caren Root

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Caren Root with whom I am personally acquainted with (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 at Murfreesboro, Tennessee, this 20th of December, 2021.

Notary Public

My Commission Expires: 9.21.2024

(SEAL)

