WARRANTY DEED

WHEN RECORDED RETURN TO
Midtown Title, LLC
2920 Berry Hill Dr. #210
Nashville, TN 37204
File No. 1-1616221-RR

STATE OF TENNESSEE
COUNTY OF ~~WILSON~~ Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $170,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15TH DAY OF MARCH, 2022.

Notary Public

MY COMMISSION EXPIRES: 01/13/2023

(AFFIX SEAL)

Karen Johnson Davidson County
Batch# 827466 DEEDWARR
03/24/2022 08:58:30 AM 3 pgs
Fees: $18.00 Taxes: $629.00
20220324-0033801

ROZALIND RUTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY

Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100, Mount Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Beraldo Hoxhaj	Beraldo Hoxhaj	
(NAME)	(NAME)	
164 Brooke Castle Drive	1712 Sydney Terrace	075 08 0A 061.00
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	Mt. Juliet TN 37122	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, We Seth Wilson, an unmarried man and Savannah Wilson, an unmarried woman, tenants in common with right of survivorship hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto Beraldo Hoxhaj, an unmarried man hereinafter called the GRANTEE(S), his, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

A certain tract or parcel of land located in Davidson County, Tennessee, described as follows to-wit:

Land in Davidson County, Tennessee, being Unit No. 164 on the Plan of Brooke Castle of record in Plat Book 6250, Page 156, as revised in Plat Book 6250, Page 627, as corrected in Book 6680, Page 905 (re-recorded in Book 6727, Page 762), and further revised in Plat Book 6250, Page 691, as corrected in Book 6919, Page 571, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete description, and as established by Master Deed in Book 6519, Page 747, Register's office of Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said Unit as set forth in said Master Deed.
Being the same property conveyed to Seth Wilson, unmarried, and Savannah Wilson, unmarried, tenants in common with right of survivorship by Warranty Deed from Andrew S. Jeffery and Chanthasone Soundara, husband and wife, dated 11/29/2017 and recorded 12/04/2017, of record in Instrument 201712040123367, Register's Office for Davidson County, Tennessee.

All matters shown on the plat of record in Plat Book 6250, Page 156, as revised in Plat Book 6250, page 627, as corrected in Book 6680, page 905, re-recorded in Book 6727, page 762, and further revised in Plat Book 6250, page 691, as corrected in Book 6919, page 571, in the Register's Office for Davidson County, Tennessee. Covenants, conditions, easements and restrictions recorded in Book 6519, Page 747, Register's Office for Davidson County, Tennessee, Easement for Trunk Sewer and Water Lines of record in Book 4106, Page 812, in the Register's Office for Davidson County, Tennessee. Easement for Trunk Sewer of record in Book 4106, Page 816, in the Register's Office for Davidson County, Tennessee.

Easement for Retention Basin of record in Book 6513, Page 857, in the Register's Office for Davidson County, Tennessee. Storm Water Detention Agreement of record in Book 6634, Page 229, in the Register's Office for Davidson County, Tennessee. Charter contained in Articles of Incorporation of Brooke Castle Condominiums Homeowners' Association of record in Book 6519, Page 739, in the Register's Office for Davidson County, Tennessee. Common Area Warranty Deed of record in Book 6883, Page 759, in the Register's Office for Davidson County, Tennessee. Articles of Amendment to the Charter of record in Book 7570, Page 312, and re-recorded in Book 7866, Page 374, in the Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ 164 Brooke Castle Drive, Hermitage, TN 37076

(House Number) (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 GRANTEE(S), his/her/their assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), his/her/their 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.

Effective the 15th day of March, 2022.

Seth Wilson by: Renee Wilson his Atty in Fact

Seth Wilson By: Renee Wilson his atty in fact

Savannah Wilson by: Renee Wilson her atty in Fact

Savannah Wilson By: Renee Wilson her atty in fac.

State of Tennessee
County of Wilson

On this 15th day of March, 2022, before me, the undersigned Notary Public in and for the County and State aforesaid, personally appeared Renee Wilson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she is the attorney-in-fact of Seth Wilson and Savannah Wilson, and is authorized by them, and does hereby acknowledge the execution of this instrument on their behalf, by virtue of an instrument of record in Book _____, Page _____, Register's Office of Davidson County, Tennessee. 202203240033799 202203240033800

Witness my hand and Official seal this 15th day of March, 2022.

Tracey Trumphour

Notary Public:
My Commission Expires: 3.8.2025

TRACEY TRUMPHOUR
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mount Juliet, TN 37122

Certificate of Authenticity

I, Michael Ferrence, do hereby make oath that I am 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 3/15/22.

Affiant Signature

3/16/22
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 15th day of March, 2022.

Notary's Signature
My Commission Expires: 5-7-2024

Notary's Seal

BRIA SAWYER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires