Karen Johnson Davidson County
Batch# 836465 DEEDWARR
04/08/2022 10:45:21 AM 2 pgs
Fees: $13.00 Taxes: $606.80

20220408-0041150

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $164,000.00.

PREPARED BY & RETURN TO:
Realty Title & Escrow Company, Inc.
1285 North Mt. Juliet Rd
Mt. Juliet, TN 37122

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th DAY OF APRIL, 2022.

Notary Public

MY COMMISSION EXPIRES: 6/26/2022
(AFFIX SEAL)

CHRISTI M. JOHNSTON
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

06-NSH22-03809

Address of New Owner:	**Send Tax Bills to:**	**Tax Information:**
Richard Herring and Suzanne Karr-Herring 1617 Brookvalley Circle Mount Juliet, TN 37122	NEW OWNER	075-08-0A-006.00-CO

WARRANTY DEED

For and in consideration of the sum of ten dollars and no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Lawrence Haley and wife, Beverly Haley,** hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Richard Herring and wife, Suzanne Karr-Herring,** hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

> A certain Unit being in Davidson County, Tennessee, being Unit No. 101, Brooke Castle Condominiums, a Horizontal Property Regime, created until Title 66, Section 27-101 et seq., as amended, Tennessee Code Annotated, of record in Plat Book 6250, Page 627, as corrected by Surveyor's Certificate of record in Book 6680, page 905 and re-recorded in Book 6727, page 762, and as further established by Master Deed of Brooke Castle Condominiums of record in Book 6519, Page 747, Register' s Office for Davidson County, Tennessee, to which reference is hereby made for a more particular description, 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 Lawrence Haley and wife, Beverly Haley by Warranty Deed from Robert Smeets and wife, Sonja Smeets of record in Instrument No. 20170426-0040783 Register's Office for Davidson County, Tennessee, dated April 17, 2017 and recorded on April 26, 2017.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as: 101 Brooke Castle Drive, 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 Grantees, their heirs, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 my hand this 7th day of April, 2022

Lawrence Haley

Beverly Haley

STATE OF TENNESSEE

COUNTY OF WILSON

On this 7th day of Aprill, 2022, before me personally appeared Lawrence Haley and Beverly Haley, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person (or person's) free act and deed.

Notary Public

My Commission Expires: 6/26/2024

CHRISTI M. JOHNSTON
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY