Karen Johnson Davidson County
Batch# 859413 DEEDWARR
05/20/2022 09:06:30 AM 3 pgs
Fees: $18.00 Taxes: $647.50
20220520-0058527

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILSON

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

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10TH DAY OF MAY, 2022.

Notary Public

MY COMMISSION EXPIRES: 3-8-25

(AFFIX SEAL)

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
Robin Gibbons	NEW OWNER	075 08 0A 067.00
(NAME)	(NAME)	
171 Brooke Castle Dr		
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076		
(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, I/we **Alana Belcher Zanetis, an unmarried woman**, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **Robin Gibbons, a single woman,** hereinafter called the GRANTEE(S), his/her/their assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

The following parcel of real estate situated in Davidson County, Tennessee, and more particularly described as follows:

BEING Land in Davidson County, Tennessee, being Unit No. 171, Brooke Castle Condominium, as shown on plat of record in Plat Book 6250, Page 627, corrected in Book 6727, Page 762, as established under Master Deed of record in Book 6519, Page 747, in the Register's Office, Davidson County, Tennessee, to which master deed reference is made for a more particular description of said unit.

Being the same property conveyed to Alana Belcher and husband, Joshua Neil Belcher by Warranty Deed from Brooke Nicole Penix, unmarried, dated 07/13/2009 and recorded 07/20/2009, of record in Instrument 200907200067717, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Alana Belcher by Quit Claim Deed from Joshua Neil Belcher, a divorced person, dated 12/20/2011 and recorded 12/22/2011, of record in Instrument 201112220100172, Register's Office for Davidson County, Tennessee.

The said Alana Belcher having since changed her name, is now known as Alana Belcher Zanetis, being one and the same person.

Subject To (1) All matters shown on the plat of record in Plat Book 6250, Page 627, as corrected in Book 6727, Page 762, (2) Covenants, conditions, easements and restrictions recorded in Book 6519, Page 747, (3) Easement for Common Areas & Facilities to Brooke Castle HOA of record in Book 6883, Page 759, (4) Charter of Brooke Castle Condominiums Homeowners Association of record in Book 6519, Page 739, Articles of Amendment to the Charter of record in Book 7570, Page 312, re-recorded Articles of Amendment to the Charter of record in Book 7866, Page 374, 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 ☒ 171 Brooke Castle Dr, 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 10th day of May, 2022.

Alana Belcher Zanetis

State of TENNESSEE
County of WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Alana Belcher Zanetis**, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 10th day of May, 2022.

Notary Public

My Commission Expires: 3.8.25

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

$3.00 E-RECORDING PAGE FEE

CERTIFICATE OF AUTHENTICITY

I, Tracey Trumphour do hereby make oath that I am a licensed attorney and/or 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 5-10-22.

Tracey Trumphour
Affiant
Date: 5-10-22

STATE OF TENNESSEE
COUNTY OF Wilson

Sworn to and subscribed before me this 10 day of May, 2022

Liz Davis
Notary Public

My Commission Expires: 3-8-2025

LIZ DAVIS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY