Karen Johnson Davidson County
Batch# 945492 DEEDWARR
11/29/2022 01:46:30 PM 3 pgs
Fees: $18.00 Taxes: $780.70
20221129-0125174

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is $211,000.00.

Affiant

Subscribed and sworn to before me, this 28th day of November, 2022.

Notary Public:
My Commission Expires: 9/27/26

BRENDA HUNTSMAN STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

WARRANTY DEED

This Instrument Prepared By: Highland Title, LLC, 879 GreenLea Blvd, Ste 102, Gallatin, TN 37066

Name and Address and New Owner:	Send Tax Bills To:	Map/Parcel Number:
Cathy Bell and William Randolph Bell 188 Brooke Castle Drive Hermitage TN 37076	New Owner	075-08-0A-087.00 CO

FOR AND IN CONSIDERATION of the sum of ten dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Latonya Ensley, unmarried**, hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do transfer and convey unto **Cathy Bell and William Randolph Bell, wife and husband**, hereinafter called the Grantee(s), his/her/their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows to-wit:

LAND in Davidson County, Tennessee, being Unit No. 188, on the plan of Brooke Castle Condominiums of record in Plat Book 6250, Page 627, Surveyor's Certificate of Correction of record in Book 6680, Page 905, and re-recorded in Book 6727, Page 762, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description, together with the appurtenant interest in the common elements of Brooke Castle Condominiums Homeowners Association, a horizontal property regime established by Master Deed of record in Book 6519, Page 747, said Register's Office for Davidson County, Tennessee.

BEING the same property conveyed to Latonya Ensley, an unmarried woman, by Warranty Deed from Heather Miller, unmarried woman, dated 10/7/2019 and recorded 10/9/2019 in Instrument No. 20191009-0103344, Register's Office for Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:

This property is a part of a Condominium Development, subject to rights of others in and to common areas/elements, subject to lien for special assessment contained in DCCR's/Master Deed.

Deed Restrictions of record in Book 10007, Page 272, as corrected in Book 10093, Page 527, Register's Office for Davidson County, Tennessee.

All matters as shown on the Master Deed and By-Laws of record in Book 6519, Page 747, Register's Office for Davidson County, Tennessee.

HOA Charter of record in Book 6519, Page 739, as amended in Book 7570, Page 312 and Book 7866, Page 374, Register's Office for Davidson County, Tennessee.

Conveyance of Common Areas of record in Book 6883, Page 759, Register's Office for Davidson County, Tennessee.

Retention Basin Easement of record in Book 6513, Page 857, Register's Office for Davidson County, Tennessee.

Stormwater Detention Agreement of record in Book 6634, Page 229, Register's Office for Davidson County, Tennessee.

Easements of record in Book 4106, Page 812 and Page 816, Register's Office for Davidson County, Tennessee.

All existing easements and all other matters as shown on plat of record in Plat Book 6250, Page 627, as amended in Book 6680, Page 905 and re-recorded in Book 6727, Page 762, Register's Office for Davidson County, Tennessee.

Boundary Plat in Plat Book 6250, Page 691, as amended in Book 6919, Page 571, Register's Office for Davidson County, Tennessee.

2022 Davidson County taxes; a lien now due and payable, but not yet delinquent.

This is (__X__) improved (____) unimproved property, known as: 188 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 Grantee(s), his/her/their assigns forever. Grantor(s) covenant(s) with said Grantee(s) that we are lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for current taxes and unless otherwise herein set out, and encumbrances of record.

GRANTOR(S) further covenant and bind ourselves, our heirs, successors, and representatives to warrant and forever defend the title to the said land to the said Grantee(s), his/her/their heirs, successors, 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 the 28th day of November, 2022.

Latonya Ensley

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 Latonya Ensley, the bargainor(s), 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 28th day of November, 2022.

Commission Expires: 09/27/26

Notary Public: Brenda Huntsman



Certificate of Authenticity

I, **Brenda Huntsman**, 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 11/28/22.

Date

Brenda Huntsman

Affiant Signature

11/29/22

Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this 29th day of November, 2022.

Notary's Signature

My Commission Expires: 7/2/24

Date

Notary's Seal (if on paper)

