WARRANTY DEED

Karen Johnson Davidson County
Batch# 948716 **DEEDWARR**
12/07/2022 09:30:29 AM 2 pgs
Fees: $13.00 Taxes: $758.50

20221207-0127490

DAWN MARTIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

State of Tennessee
County of DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $205,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd day of December, 2022

Notary Public

MY COMMISSION EXPIRES: 10/2/23

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Southeast Title of Murfreesboro, LLC, 805 South Church Street, Suite 12, Murfreesboro, TN 37130

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Patricia R. Reinhardt	Patricia R. Reinhardt	075080A08200CO
(NAME)	(NAME)	
182 Brooke Castle Drive	182 Brooke Castle Drive	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	Hermitage, TN 37076	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **Jonathan A. Hostetler and Michaela Hostetler, husband and wife, as tenants by the entireties ,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Patricia P. Reinhardt, an unmarried woman,** hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit No. 182, in a Horizontal Property Regime of Brooke Castle Condominiums of record in Plat Book 6250, page 627, and as amended by Surveyors 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, said plan hereby referenced for a more complete description thereof.

Being the same property conveyed to Betty McLaughlin and Theresa Hostetler by Warranty Deed from Jane P. Richardson, of record in Instrument No. 20090702-0061941, Register's Office for Davidson County, Tennessee, the said Betty McLaughlin having died on December 24, 2020, leaving Theresa Hostetler as her only living heir as further evidenced in the Affidavit of Heirship of record in Instrument No. 20220825-0096053, said Register's Office.

unimproved ☐

This is improved ☑ property, known as 182 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 GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 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 our hands this 2nd day of December, 2022.

Jonathan A. Hostetler

Michaela Hostetler

State of Tennessee
County of Davidson

Personally appeared before me Jonathan A. Hostetler and Michaela Hostetler, with whom I am personally acquainted, and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 2nd day of December, 2022.

Notary Public Judy Reed
My Commission Expires: 11.22.25

File No.: 2813

JUDY REED
TENNESSEE
NOTARY
PUBLIC
COUNTY OF RUTHERFORD