Karen Johnson Davidson County
Batch# 957404 DEEDWARR
01/04/2023 11:50:30 AM 3 pgs
Fees: $18.00 Taxes: $777.00
20230104-0000632

WARRANTY DEED

CARI ALLEN NOTARY PUBLIC STATE OF TENNESSEE My Commission Expires on 01/06/2025 DAVIDSON COUNTY

STATE OF TN
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $210,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 30 DAY OF December, 2022

Notary Public

MY COMMISSION EXPIRES: 1-6-25

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Providence Title, LLC, 25 Century Blvd, Suite 402, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS: Blair Wright	SEND TAX BILLS TO: new owner	MAP-PARCEL NUMBERS
(NAME) 208 Brooke Castle Dr	(NAME) 208 Brooke Castle Dr.	075080A11100CO
(ADDRESS) Hermitage, TN 37076	(ADDRESS) Hermitage TN 37076	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **Starterica Hall, single**, HEREINAFTER CALLED THE GRANTOR(S), HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO **Blair Wright**, a single woman, HEREINAFTER CALLED THE GRANTEE, HER 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 208, in a Horizontal Property Regime entitled BROOKE CASTLE CONDOMINIUMS, of record in Plat Book 6250, Page 627 and amended in Book 6727, Page 762, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Starterica Hall, single woman, by virtue of that certain Warranty Deed dated April 17, 2018, and being of record at Instrument No. 20180420-0037416 in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions including those located in the Register's Office of Davidson County, TN, and all other matters of record, including all items set out on any applicable plat of record.

unimproved
This is improved x property, known as 208 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 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 my hand this 30th day of December, 2022.

Starterica Hall

Starterica Hall

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, **Starterica Hall** , with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 30th day of December, 2022.

Notary Public

My Commission Expires: 3.3.2025



Certificate of Authenticity

I, Holly A Mason, 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 12/30/22.

Affiant Signature

12/30/22
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 30th day of December, 2022

Notary's Signature (Notary Seal)

My Commission Expires: 3.3.2025

