Prepared by:
Record and Return to:
Chapman & Rosenthal Title, Inc.
1620 Westgate Circle, Suite 150
Brentwood, TN 37027

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 230143309

Karen Johnson Davidson County
Batch# 967239 **DEEDWARR**
02/03/2023 02:39:23 PM 2 pgs
Fees: $13.00 Taxes: $499.50

20230203-0008116

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $135,000.00.

Affiant

Subscribed and sworn to before me, this 31st day of January, 2023.

Notary Public
My Commission Expires: My Commission Expires Oct. 27, 2025

KATIE SHEFFIELD STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Derrick Allison and Chandra Allison 149 Brooke Castle Drive Hermitage TN 37076	New Owner 532 Cherry Grove Lane White House, TN 37189	Tax Parcel ID No. 075 08 0A 054.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Mark Salgueiro and Gloria Salgueiro, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Derrick Allison and Chandra Allison, husband and wife,** ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being all of Unit No. 149, on the Plan of Brooke Castle, Planned Unit Development, as shown by plat appearing of record in Book 6250, Page 627, Surveyor's Certificate of Correction recorded in Book 6680, Page 905, and re-recorded in Book 6727, Page 762 (erroneously referred to page 726 in previous Deed), of the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said unit.

Being the same property conveyed to Mark Salgueiro and Gloria Salgueiro, husband and wife, by Warranty Deed from Shane Lee Dixon, unmarried, of record in Instrument No. 20060809-0097927, in the Register's Office of Davidson County, Tennessee, dated August 07, 2006, and recorded on August 09, 2006.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Brooke Castle, as recorded in Book 6250, Page 627 and Surveyor's Certificate of Correction recorded in Book 6680, Page 905, and re-recorded in Book 6727, Page 762.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Brooke Castle, as recorded in Book 6250, Page 691 and Surveyor's Certificate of Correction recorded Book 6919, Page 571.

Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing Brooke Castle Condominiums Homeowners Association of record in Book 6519, Page 747, as amended by instrument(s) of record in ; also subject to easements, rights and interests in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon.

Easement for Retention Basin, recorded in Book 6513, Page 857.

Storm Water Detention Agreement as set forth in instrument recorded in Book 6634, Page 229.

This is improved property located at 149 Brooke Castle Drive Hermitage TN 37076

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 31st day of January, 2023.

Mark Salgueiro

Gloria Salgueiro

STATE OF Florida
COUNTY OF Collier

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Mark Salgueiro and Gloria Salgueiro, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 30th day of January, 2023.

Notary Public
My Commission Expires: 10/01/2023

CLIFFORD NICOLAS
Notary Public - State of Florida
Commission # GG 918295
My Comm. Expires Oct 1, 2023
Bonded through National Notary Assn.