Karen Johnson Davidson County
Batch# 973275 DEEDWARR
02/22/2023 12:51:30 PM 3 pgs
Fees: $18.00 Taxes: $582.75
20230222-0012557

WARRANTY DEED

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

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $157,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 22 DAY OF FEBRUARY, 2023.

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: M & M LaVergne Partners, GP	SEND TAX BILLS TO: M & M LaVergne Partners, GP	MAP-PARCEL NUMBERS
(NAME) PO Box 1633	(NAME) PO Box 1633	075080A01700CO
(ADDRESS) Mt. Juliet TN 37121	(ADDRESS) Mt. Juliet, TN 37121	
(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, **Matthew A. Nevans, unmarried**, HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **M & M LaVergne Partners, GP** , HEREINAFTER CALLED THE GRANTEE, HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson, COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being a certain condominium unit in Davidson County, Tennessee, described as follows: Unit 119 in a Horizontal Property Regime as shown on the condominium site plan of Brooke Castle Condominiums, of record in Book 6250, Page 627 and Book 6250, Page 691, as amended by Surveyor's Certificate of Correction in Book 6680, Page 905, re-recorded in Book 6727, Page 726 and Book 6919, Page 571, Register's Office for Davidson County, Tennessee. The premises herein conveyed is a condominium apartment established pursuant to the provisions and requirements thereof; to the By-Laws for the administration thereof; to easements, rights and interest in favor of the unit owners and all sewer, water, electrical, and telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and covenants, restrictions options, burdens assessments and other undertakings contained in the Master Deed Establishing a Horizontal Property Regime of Brooke Castle condominiums of record in Book 6519, Page 747, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Matthew A. Nevans, an unmarried man, by virtue of that certain Warranty Deed dated June 17, 2010, and being of record at Instrument No. 20100622-0048728 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, Tennessee, and all other matters of record, including all items set out on any applicable plat of record.

This is improved x property, known as 119 Brooke Castle Dr. Hermitage, TN 37076
(unimproved)
(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 22nd day of February, 2023.

Matthew A. Nevans

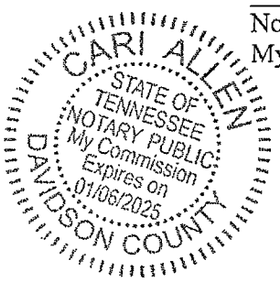
Matthew A. Nevans

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

WITNESS my hand and official seal at office this 22nd day of February, 2023.

Notary Public
My Commission Expires: 1-6-25



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 February 22, 2023.

Affiant Signature

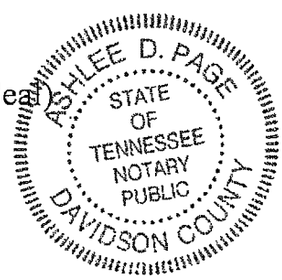
2/22/23
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 22 day of February, 2023.

Notary's Signature

(Notary Seal)



My Commission Expires: 9/7/2026