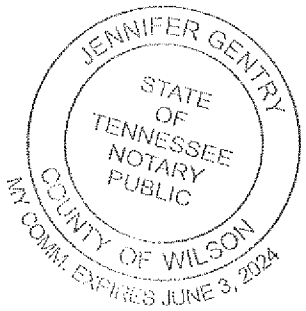
Karen Johnson Davidson County
Batch# 1075443 DEEDWARR
11/27/2023 02:16:30 PM 4 pgs
Fees: $23.00 Taxes: $776.63
20231127-0091487

WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $209,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22ND DAY OF NOVEMBER, 2023.

Notary Public

MY COMMISSION EXPIRES: 6/3/2024
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 277 Mallory Station Road, Suite 102, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Christian M. Scott	Rocket Mortgage, LLC	Parcel ID: 075 08 0A 099.00
(NAME)	(NAME)	
203 Brooke Castle Dr.	1050 Woodward Ave	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	Detroit, MI 48226-1906	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 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, I/WE, **Noah B. Harper, a single man**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Christian M. Scott, a single man**, 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. 203, 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 made for a more complete and accurate legal description.

Further being the same property conveyed to Richard H. Dressler and Wife, Georgia L. Dressler from E. W. Wilkerson and Harry D. Bass by Warranty Deed dated July 31, 2000 and recorded on August 3, 2000 in Instrument No. 20000803-0076814, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to The Don Bass Family Partnership, L.P. from Richard H. Dressler and Wife Georgia L. Dressler by Quitclaim Deed dated June 16, 2011 and recorded on June 20, 2011 in Instrument No. 20110620-0047102, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Christopher A. Mathe from The Don Bass Family Partnership, L.P., a Tennessee Limited Partnership by Warranty Deed dated September 30, 2013 and recorded on October 1, 2013 in Instrument No. 20131001-0103075, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to The Don Bass Family Partnership, L.P. from Attorney Mary Alice Akins, Substitute Trustee by Substitute Trustee's Deed dated February 24, 2017 and recorded on February 24, 2017 in
Instrument No. 20170224-0018693, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Noah B. Harper from The Don Bass Family Partnership, L.P., a Tennessee Limited Partnership by Warranty Deed dated February 8, 2022 and recorded on February 14, 2022 in Instrument No. 20220214-0016694, Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 203 Brooke Castle Dr., 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 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 22nd day of November, 2023.

Noah B. Harper

STATE OF TENNESSEE

COUNTY OF Wilson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State Noah B. Harper, a single man, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

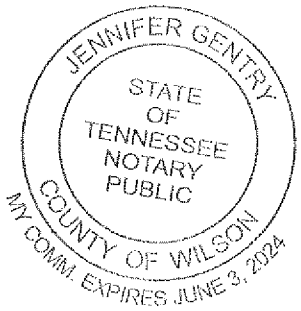
Witness my hand and official seal, this the 22nd day of November, 2023.

Jennifer Gentry

Notary Public

My Commission Expires: 6/3/2024

(SEAL)



Certificate of Authenticity

I, Tonya Loftin, 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 11/22/2023.

Date

Tonya Loftin
Affiant Signature

November 27, 2023
Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this 27th day of November, 20 23.

Notary's Signature

CHRISTIE PERRY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES 6-22-2026

My Commission Expires: _____
Date

Notary's Seal (if on paper)