Karen Johnson Davidson County
Batch# 1076556 DEEDWARR
11/29/2023 03:23:30 PM 3 pgs
Fees: $18.00 Taxes: $695.23
20231129-0092248

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 231046032**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $187,900.00. Affiant Subscribed and sworn to before me, this 27th day of November, 2023. Carmen Coats Notary Public My Commission Expires:

CARMEN COATS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES 3-3-2026

WARRANTY DEED

Address New Owner: Alejandro Serrato Perez 149 Brooke Castle Drive Hermitage TN 37076	Send Tax Bills To: PINNACLE BANK 15025 BALLANTROFT PKWY 2nd FLR CHARLOTTE, NC 28277	Tax Information: 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, **Derrick Allison and Chandra Allison, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Alejandro Serrato Perez, an unmarried man** ("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 Derrick Allison and Chandra Allison, husband and wife, by Warranty Deed from Mark Salgueiro and Gloria Salgueiro, husband and wife, of record in Instrument No. 20230203-0008116, in the Register's Office of Davidson County, Tennessee, dated January 31, 2023, and recorded on February 03, 2023.

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, Planned Unit Development, as recorded in Plat Book 6250, Page(s) 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, Planned Unit Development, as recorded in Plat Book 6250, Page(s) 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 Condominium of record in Book 6519, Page 747; 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 27th day of November, 2023.

Derrick Allison

Chandra Allison

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Derrick Allison and Chandra Allison, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 27th day of November, 2023.

Notary Public
My Commission Expires: _____

NATHAN L POWERS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires
December 8, 2024

Tennessee Certification of Electronic Document

I, J. BRANDON MILLER 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 **November 28, 2023** (date of document).

Affiant Signature

November 29, 2023

State of TENNESSEE

County of DAVIDSON

Sworn to and subscribed before me this 29th day of November, 2023.

CAITLIN MCKEIGHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES JULY 7, 2025

Notary's Signature

MY COMMISSION EXPIRES: 7-7-25