Karen Johnson Davidson County
Batch# 1116027 DEEDWARR
03/27/2024 02:57:30 PM 3 pgs
Fees: $18.00 Taxes: $856.55
20240327-0021436

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $231,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26TH DAY OF MARCH, 2024.

Notary Public

MY COMMISSION EXPIRES: 6.7.2024
(AFFIX SEAL)

Kimberly Rogers
STATE OF TENNESSEE NOTARY PUBLIC
County of Wilson

THIS INSTRUMENT WAS PREPARED BY
Metropolitan Escrow, Inc., 217 Pineway Drive, Nashville, TN 37217

File No.: 24-0081

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Wilson Avery Stroud	United Wholesale Mortgage	Map: 075080A108.00CO
(NAME) 206 Brooke Castle Dr.	(NAME) 585 South Blvd E	
(ADDRESS) Hermitage, TN 37076	(ADDRESS) 585 South Blvd E	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TWO HUNDRED THIRTY-ONE THOUSAND FIVE HUNDRED AND NO/100 DOLLARS ($231,500.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

CHERYL RUSSELL SUTHERLAND, A MARRIED WOMAN,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

WILSON AVERY STROUD, AN UNMARRIED PERSON AND ANGELIQUE LYSETTE DOWDA, AN UNMARRIED PERSON, TENANTS IN COMMON WITH RIGHT OF SURVIVORSHIP,

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, ALL RIGHT, TITLE AND INTEREST IN AND TO 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. 206 on the Plan of Brooke Castle Condominiums of record in Plat Book 6250, Page 627, corrected in Book 6680, Page 905 and re-recorded in Book 6727, Page 762, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Cheryl Russell Sutherland, a married woman, by deed from Janet T. Powers, an unmarried woman, of record in Instrument No. 20210709-0092555, dated July 8, 2021, Register's Office for said County.

This property is not a marital residence and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. 26-2-307 or other similar statute.

This conveyance is made subject to: (1) 2024 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Plat Book 6250, Page 627, corrected in Book 6680, Page 905 and re-recorded in Book 6727, Page 762, said Register's Office; (3) All matters of record in Plat Book 6250, Page 691, corrected in Book 6919, Page 571, in the Register's Office for Davidson County, Tennessee; (4) Retention Basin Easement of record in Book 6513, Page 857, in the Register's Office for Davidson County, Tennessee; (5) Storm Water Detention Agreement of record in Book 6634, Page 229, in the Register's Office for Davidson County, Tennessee; (6) Easement to Cumberland Water Company of record in Book 4106, Page 812 and Book 4106, Page 816, in the Register's Office for Davidson County, Tennessee; (7) Charter for Homeowners Association of record in Book 6519, Page 739, amended in Book 7570, Page 312 and Book 7866, Page 374, in the Register's Office for Davidson County, Tennessee; (8) Deed of common areas to Homeowners Association of record in Book 6883, Page 759, in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to Restrictive Covenants of record in Book 6519, Page 747, and Book 6519, Page 768, Register's Office for said County.

unimproved ☐
This is improved ☒ property, known as 206 Brooke Castle Dr., Hermitage, TN 37076
(House No.) (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 our hands this 26th day of March, 2024.

Cheryl Russell Sutherland

Cheryl Russell Sutherland

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Cheryl Russell Sutherland, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this, 26th day of March, 2024.

Notary Public

JAMIE C POLK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires:

11/2/26

202403270021436

$3.60 E-RECORDING PAGE FEE

CERTIFICATE OF AUTHENTICITY

I, Kim Rogers do hereby make oath that I am a licensed attorney and/or 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 March 26, 2024.

Kim Rogers
Affiant
Date: March 26 2024

STATE OF TENNESSEE
COUNTY OF Wilson

Sworn to and subscribed before me this 26th day of March, 2024

Liz Davis
Notary Public

My Commission Expires: 3-8-25

LIZ DAVIS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY