WARRANTY DEED

Karen Johnson Davidson County
Batch# 1132423 DEEDWARR
05/08/2024 01:03:30 PM 3 pgs
Fees: $18.00 Taxes: $851.00
20240508-0033953

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ~~$0.00~~ 230,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF APRIL, 2024.

Notary Public

MY COMMISSION EXPIRES: 3/7/25
(AFFIX SEAL)

NOTARY PUBLIC AT LARGE WILSON COUNTY, TN

THIS INSTRUMENT WAS PREPARED BY
Hennessee Law, ,

File No.: 24-163S

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NO(S).
Sesen Grace Sahele	Sesen Grace Sahele	075080A10100CO and
(NAME) 321 Cobblestone Landing	(NAME) 321 Cobblestone Landing	
(ADDRESS) Mt. Juliet, TN 37122	(ADDRESS) Mt. Juliet, TN 37122	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF Ten 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, WE, NANCY J WILKERSON, A WIDOW, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO SESEN GRACE SAHELE, A MARRIED PERSON, 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:

Being Unit No. 200 in a Horizontal Property Regime of Brooke Castle Condominiums of record in Plat Book 6250, Page 627, and as amended by Instrument of record in Book 6727, Page 762, Register's Office for Davidson County, Tenessee, to which Plan reference is here made for a more complete description.

Being a part of the same property conveyed to E. W. Wilkerson by Quitclaim Deed from E. W. Wilkerson and Harry D. Bass on Decmber 31, 2003, of record in Instrument No. 20040414-0041895, said Register's Office. The said E. W. Wilkerson died on January 21, 2024. Reference is made to a Quitclaim Deed executed by Amy Elaine Baker, Janet Lynn Wailker, Scottie Wilkerson Scholl and Susan Wilkerson Moore conveying their interest to Nancy J. Wilkerson of record in Instrument No. 20240408-0024632, said Register's Office. Reference is also made to Affidavit of Heirships of record in Instrument No. 20240408-0024630 and 20240408-0024632, said Register's Office.

This conveyance is subject to By-Laws of record in Book 65,19, page 768; Retention Basin Easement in Book 6573, page 657; Storm Water Detention Agreement of record in Book 6634, Page 229; Easement to Cumberland Water in Book 4106, Page 812-816; and Restrictions of record in Book 6250, Page 627, Book 6727, Page 762 and Book 1007, Page 272, all of record in the said Register's Office.

unimproved ☐
This is improved ☒ property, known as 200 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 30 day of April, 2024.

Nancy J Wilkerson

Nancy J Wilkerson

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 30 day of April, 2024, before me personally appeared Nancy J Wilkerson, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person (or person's) free act and deed.

WITNESS my hand and official seal at office on the day and year first above written.

Eileen Smith

Notary Public

My Commission Expires: 8/24/26

EILEEN SMITH
STATE OF TENNESSEE NOTARY PUBLIC
CANNON COUNTY

CERTIFICATE OF AUTHENTICITY

I, Jennifer Jones, do hereby make oath that I am the custodian of the original version of the electronic 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

April 30, 2024

Affiant Signature

Date: 5-7-24

State of Tennessee

County of Wilson

Sworn to and subscribed before me this 7 day of May 20 24

Notary Signature

My Commission Expires:

TAMMY SEXTON
STATE OF TENNESSEE
NOTARY PUBLIC
WILSON COUNTY
My Commission Expires 06-25-2024

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