Karen Johnson Davidson County
Batch# 1167001 DEEDWARR
08/06/2024 01:13:30 PM 3 pgs
Fees: $18.00 Taxes: $684.50
20240806-0059905

THIS INSTRUMENT PREPARED BY:
FREEMAN & BRACEY, PLC.
885 Conference Drive, Suite 500
P. O. Box 527
Goodlettsville, Tennessee 37070
615-859-1328

JENNIFER RUSSELL NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Sumner

The actual consideration or value whichever is greater, for this transfer is **$185,000.00**

Subscribed and sworn to before me this ~~31st day~~ 6th day of ~~July~~ August, 2024.

Jennifer Russell
Notary Public

Affiant

My Commission Expires: 03/a/2025

WARRANTY DEED

Address New Owner(s):	Send Tax Bills To:	Map-Parcel No(s).
Freddie Wordlaw **151 Brooke Castle Drive** **Hermitage, TN 37076**	Same as New Owner	**075-08-0A-049.00 CO**

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, and other good and valuable consideration, the receipt of which is hereby acknowledged **Betty Jean Wilson, A/K/A Betty Jean Mooney, an unmarried woman**, the Grantor(s) has this day bargained and sold, and does hereby transfer and convey unto the said **Freddie Wordlaw, a single man**, the Grantee(s) herein, their successors, heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Unit No. 151 on the Condominium Plat, Brooke Castle, of record in Book 6250, page 627, as corrected in Book 6680, page 905, and re-recorded in Book 6727, page 762, Register's Office for said County, to which plan reference is made for a more complete description, together with the appurtenant interest in the common elements of Brooke Castle Condominiums, a horizontal property regime established by Master Deed of record in Book 6519, page 474, said Register's Office.

Being the same property conveyed to BETTY JEAN MOONEY, by deed from CLAIRMONT INVESTORS-BROOKE CASTLE, A TENNESSEE JOINT VENTURE COMPOSED OF MCR DEVELOPMENT CORP. AND MEDLIN WHERRY CO., INC., of record in Book 7227, page 800, dated April 24, 1987, said Register's Office.

This is improved property known as: 151 Brooke Castle Drive, Hermitage, TN 37076

This conveyance is subject to all restrictions, easements and planning documents of record.

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantee(s), their successors, heirs and assigns forever I covenant that I am lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

We further covenant and bind myself, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantee(s), their successors, heirs and assigns, against the lawful claims of all persons.

Whenever 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 29 day of July, 2024.

Betty Jean Wilson
A/K/A Betty Jean Mooney

Betty Jean Wilson, A/K/A Betty Jean Mooney

STATE OF OHIO
COUNTY OF GREENE

Personally appeared before me, STANLEY CHRISTIAN JR, a Notary Public in and for said County and State, **Betty Jean Wilson, A/K/A Betty Jean Mooney** the within named Bargainor(s), 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 and official seal at DAYTON [City], OHIO [State] this the 29 day of July, 2024.

My Commission Expires: 8/2/2025

Stanley Christian Jr.
NOTARY PUBLIC

NOTARY PUBLIC STATE OF OHIO
STANLEY CHRISTIAN JR
Notary Public
State of Ohio
My Comm. Expires
August 2, 2025

Tennessee Certification of Electronic Document

I, Jennifer Russell, 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 7/29/24 (date of document).

Jennifer Russell
Affiant Signature

8/6/24
Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this 6th day of August 2024.

Notary's Signature

MY COMMISSION EXPIRES: 10/21/2024

NOTARY'S SEAL

