WARRANTY DEED

Karen Johnson
Batch # 1172511
08/21/2024 10:18:19 AM
Fees: $13.00 Taxes: $666.00

Davidson County
DEEDWARR
2 pgs

20240821-0064191

STATE OF TENNESSEE
COUNTY OF Dickson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $180,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20TH DAY OF AUGUST, 2024.

Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

KELLY GRIGSBY STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DICKSON MY COMM. EXPIRES APRIL 21, 2027

THIS INSTRUMENT WAS PREPARED BY
Title Group of Tennessee, LLC Series Bravo, 313 East College Street, Ste 3, Dickson, TN 37055
File number: 2024-08-12041B

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILL TO:	MAP/PARCEL NUMBERS:
Janeth Lismory Arango	Janeth Lismory Arango	075/08/0A/030.00
(NAME)	(NAME)	
2003 Wintergreen Way	2003 Wintergreen Way	
(ADDRESS)	(ADDRESS)	
Mt. Juliet, TN 37122	Mt. Juliet, TN 37122	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

KELLY GRIGSBY STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DICKSON MY COMM. EXPIRES APRIL 21, 2027

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **AMY LYNN BOND, A SINGLE WOMAN**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JANETH LISMORY ARANGO, A MARRIED WOMAN,** HEREINAFTER CALLED THE GRANTEE, HIS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A Certain Condominium Unit described as follows: Unit No. 129, in a Horizontal Property, Regime as shown on the Condominium Site Plan of Brooke Castle Condominiums, as shown in Plat Book 6250, Page 627, and in Book 6250, Page 691, amended in Book 6680, Page 905, and re-recorded in Book 6727, Page 762, as established by Master Deed of Brooke Castle Condominiums of record in Book 6519, Page 747, (erroneously referenced revised Plat Book 6250, Page 691, in Quit Claim Deed of record in Instrument No. 201811280116063 and in prior deed) all of which are of record in the Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more particular description.

THIS CONVEYANCE is made subject to any and all applicable restrictions, conditions, easements, etc. of record in the Register's Office for Knox County, Tennessee.

BEING the same property conveyed to Amy Lynn Bond, a single woman from Tracy R. Oden, a married woman by Warranty Deed dated February 27, 2019 and of record on March 01, 2019, as Instrument Number 20190301-0018850, in the Register's Office for Davidson County, Tennessee.

Subject to applicable restrictions, building setback lines and all existing easements that appear of record in the Register's Office for Davidson County.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, his heirs and assigns forever; and I do covenant with the said GRANTEE that I am 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 I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, his 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 my hand this 20th day of August, 2024.

Amy Lynn Bond

Amy Lynn Bond

STATE OF TENNESSEE
COUNTY OF DICKSON

Personally appeared before me, the undersigned authority, a Notary Public in and for the State and County aforesaid, **Amy Lynn Bond** the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 20th day of August, 2024.

Commission Expires: _____

Notary Public

KELLY GRIGSBY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DICKSON
MY COMM. EXPIRES APRIL 21, 2027