WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~ WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $194,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26 DAY OF September, 2024

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

MATTHEW H. RYAN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
MY COMMISSION EXPIRES MARCH 07, 2026

Karen Johnson
Batch # 1187666
09/30/2024 10:16:07 AM
Fees: $13.00 Taxes: $717.80
20240930-0075473

Davidson County
DEEDWARR
2 pgs

This area for recording stamp

MST 2024-1441

THIS INSTRUMENT WAS PREPARED BY:
James T. Oglesby, Attorney and Yvette L. Meldrum, Attorney
Mid-State Title & Escrow, Inc., 128 Holiday Court, Suite 125, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Sandra Kay Forney	new owner	075-08-0A-023.00-CO
(NAME)	(NAME)	
124 Brooke Castle Dr		
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Samuel B. Hoyt and Dixie Hoyt, husband and wife,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Sandra Kay Forney, unmarried,** 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:

Land in Davidson County, Tennessee, being all of Unit No. 124, Condominium Plat for Brooke Castle, a Planned Unit Development, as shown on plat of record in Plat Book 6250, Page 627 and Corrected 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, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of said unit.

Being the same property conveyed to Samuel B. Hoyt, III and Dixie Hoyt, husband and wife by Warranty Deed from Tammie Horlacher and Michael Horlacher of record in Instrument No. 20170712-0070112 Register's Office for Davidson County, Tennessee, dated July 07, 2017 and recorded on July 12, 2017.

Subject to: 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 records. Property taxes have been prorated and the Grantee has assumed payment thereof when same become due and payable. Taxes for the year 2024, a lien not yet due and payable. Subject to all matters shown on the Plan of record in Plat Book 6250, Page 156, amended in Book 6250, Page 627, Book 6680, Page 905, Book 6727, Page 762, Book 6919, Page 571 and Book 6250 Page 691 , Register's Office for Davidson County, Tennessee. The premises herein is a condominium apartment established pursuant to the provisions of the Tennessee "Horizontal Property Act" as the same is set out in Section 66-27-101 et seq. of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof; also subject to easements, rights, and interest 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; and also including without limitations all conditions, covenants, restrictions, reservations, options, burdens, assessments, and other undertakings contained in the Master Deed establishing a Horizontal Property regime of Brooke Castle Condominiums Homeowners Association, and recorded in Book 6519, Page 747, Register's Office for Davidson County, Tennessee. Charter of Brooke Castle Condominiums Homeowner's 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. QuitClaim Deed for common areas to Brooke Castle Condominiums Homeowner's Association of record in Book 6883, Page 759, in the Register's Office for Davidson County, Tennessee. Easement(s) to Cumberland Water Company, as set forth of record in Book 4106, Page 812 and Book 4106, Page 816, in the Register's Office for Davidson County, Tennessee. Easement(s) to Metropolitan Government of Nashville of record in Book 6634, Page 229, in the Register's Office for Davidson County, Tennessee. Easement for retention basin of record in Book 6513, Page 857, in the Register's Office for Davidson County, Tennessee. Restrictions of record in Book 10007, Page 272 and Correction Book 10093, Page 527, in the Register's Office for Davidson County, Tennessee. Rights and easements of adjoining landowners in and to any party wall(s) located on the insured parcel. Subject to rights of others in and to the common areas and/or elements.

This property, known as 124 Brooke Castle Dr, Hermitage, TN 37076
(House Number) (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 my/our hand(s) this 26 DAY OF SEPTEMBER, 2024.

Samuel B. Hoyt by Amelia Swanson his Attorney-in-Fact

Samuel B. Hoyt by Amelia Swanson his Attorney-in-Fact

Dixie Hoyt by Amelia Swanson her Attorney-in-Fact

Dixie Hoyt by Amelia Swanson her Attorney-in-Fact

STATE OF Tennessee
COUNTY OF Williamson

Before me, the undersigned, authority a Notary Public in and for said State and County, appeared Amelia Swanson, Attorney-in-Fact for Samuel B. Hoyt and Dixie Hoyt, 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 he/she, executed the foregoing instrument on behalf of and as Attorney-in-Fact for the said Samuel B. Hoyt and Dixie Hoyt, as his/her free act and deed for the purposes therein contained, said Power of Attorney of record in Register's Office.

Witness my hand and official seal, this the 26 day of September, 2024.

CHERIE FRANKLIN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 04-13-2025

Notary Public (SEAL)

My Commission Expires: 4-13-25

Subsequently recorded with Power of Attorney of record in Instrument No. _____, Register's Office for said County.