THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **800 Crescent Centre Drive, Suite 140** **Franklin, TN 37067** **CRT File No. 250250003**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $200,000.00. Affiant Subscribed and sworn to before me, this 10th day of March, 2025. Notary Public My Commission Expires: _____

NATHAN L. POWERS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

Commission Expires November 25, 2028

Karen Johnson
Batch # 1245714
03/11/2025 10 00 07 AM
Fees $13 00 Taxes $740 00

Davidson County
DEEDWARR
2 pgs

20250311-0018211

WARRANTY DEED

Address New Owner: Angela Nelson 190 Brooke Castle Drive Hermitage TN 37076	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 075 08 0A 092.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Jennifer Northcutt and Timothy Northcutt , wife and husband** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Angela Nelson, unmarried**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

A certain condominium located in Davidson County, Tennessee, being Unit No. 190 of, a Condominium Development established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, under the Master Deed establishing CONDOMINIUM PLAT, BROOKE CASTLE, PLANNED UNIT DEVELOPMENT of record in Plat Book 6250, Page 627, as Surveyor's Certificate of Correction recorded in Plat Book 6680, Page 905, and re-recorded in Plat Book 6727, Page 762 and Master Deed of record in Book 6519, Page 747 and Common Open Space Deed of record in Book 6883, Page 759, in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all 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 buildings thereof; said Unit being depicted on to said Master Deed; together with a percentage interest in the common elements and voting percentage as set forth in to said Master Deed.

Being the same property conveyed to Jennifer Northcutt and Timothy Northcutt, wife and husband, by Warranty Deed from Annie H. Elledge, unmarried, of record as Instrument No. 20201008-0117065, in the Register's Office of Davidson County, Tennessee, dated October 07, 2020, and recorded on October 08, 2020.

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 record.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of CONDOMINIUM PLAT, BROOKE CASTLE, PLANNED UNIT DEVELOPMENT, as recorded in Plat Book 6250, Page(s) 627 as Surveyor's Certificate of Correction recorded in Plat Book 6680, Page 905, and re-recorded in Plat Book 6727, Page 762.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of REVISED PLAT, BROOKE CASTLE, PLANNED UNIT DEVELOPMENT, as recorded in Plat Book 6250, Page(s) 691 as Surveyor's Certificate of Correction recorded in Plat Book 6919, Page 571.

Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing BROOKE CASTLE CONDOMINIUMS HOMEOWNERS ASSOCIATION Condominium of record in Book 6519, Page 747; also subject to easements, rights and interests 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.

Covenants, Conditions and Restrictions as set forth in Deed Restrictions recorded in Book 10007, Page 272.

Storm Water Detention Agreement as set forth in instrument recorded in Book 6634, Page 229. Charter for Brooke Castle Condominiums Homeowners' Association recorded as Book 6519, Page 739, as amended in Book 7570, Page 312 and Book 7866, Page 374.

Common Open Space Deed recorded as Book 6883, Page 759.

This is improved property located at 190 Brooke Castle Drive Hermitage TN 37076

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 10th day of March, 2025.

Jennifer Northcutt

Timothy Northcutt

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Jennifer Northcutt and Timothy Northcutt, 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, at office, this 10th day of March, 2025.

Notary Public
My Commission Expires: _____

NATHAN L. POWERS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Commission Expires November 25, 2028