WARRANTY DEED

Karen Johnson Davidson County
Batch# 1290581 DEEDWARR
06/26/2025 01:32:30 PM 3 pgs
Fees: $18.00 Taxes: $555.00
20250626-0050524

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OF VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER $150,000.00

Affiant

SUBSCRIBED AND SWORN TO BEOFRE ME, THIS THE 26 DAY OF June, 2025.

Notary Public

MY COMMISSION EXPIRES: 5-9-26

(AFFIX SEAL)

MELISSA R SHAFFER NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON

THIS INSTRUMENT WAS PREPARED BY
Evergreen Settlement Services, LLC, 3401 Mallory Lane, #200, Franklin, TN. 37067

ADDRESS NEW OWNER(S) AS FOLLOWS: Mark McGlothlin	SEND TAX BILLS TO: Mark McGlothlin	MAP0PARCEL NO.(S) 075-08-0A-081.00-CO
(NAME) 183 Brooke Castle Drive	(NAME) 183 Brooke Castle Drive	
(ADDRESS) Hermitage, TN 37076	(ADDRESS) Hermitage, TN 37076	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, Delilah L. Spangler, who acquired title as David L. Spangler, III and Jessica L. Spangler, a married couple, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto Mark McGlothlin, a married man , "the Grantee," the following described real estate in Davidson County, Tennessee:

The Land referred to herein below is situated in the County of Davidson, State of Tennessee, and is described as follows:

A certain tract or parcel of land in Davidson County, Tennessee, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being all of Unit No. 183, On the Condominium Plat Of Brooke Castle, of record in Plat Book 6250, Page 627 and corrected in Book 6680, Page 905 and Book 6727, Page 762. Said Register's Office, reference to which is hereby made for a more complete description and being further established by the Master Deed for Brooke Castle Condominiums, a Horizontal Property Regime, of record in Book 6519, Page 747, Register's Office for Davidson County, Tennessee. Together with an undivided percentage interest in the common areas/elements appurtenant to said Unit as set forth in the Master Deed, reference to which is hereby made for a more complete and detailed description of the Unit and the Condominium, the rights and obligations of the Declarant and the Unit Owners, and the Bylaws of the Association of Owners.

Being the same property conveyed to David L. Spangler, III and Jessica L. Spangler, husband and wife by Warranty Deed from Junice K. Staggs, Trustee of The Billie B. Roney Irrevocable Trust U/A/D 11/11/2010 of record in Instrument No. 20110601-0041648 Register's Office for Davidson County, Tennessee, dated May 31, 2011 and recorded on June 01, 2011.

David L. Spangler, III having since changed their name to Delilah L. Spangler on February 4, 2025 in Davidson County Chancery Court Case No. 205-0047-III.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

Unimproved
This is improved ☒ property, known as 183 Brooke Castle Drive, Hermitage, TN 37076

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 26th day of June, 2025.

Delilah Lillyfox-Wolf Spangler

Jessica L. Spangler

STATE OF TENNESSEE CJR
COUNTY OF ~~WILLIAMSON~~ Davidson

On this 26th day of June, 2025, before me personally appeared Delilah Lillyfox-Wolf Spangler, and Jessica L. Spangler, 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's (or persons') free act and deed.

Witness my hand, at office, this 26th day of June, 2025.

Notary Signature
My commission expires: 3-28-26

CHARLES JARED RAGSDALE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON
My Commission Expires
Mar. 28, 2026

Tennessee Certification of Electronic Document

I, Ashlynn Hengemihle, 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 6-26-25.

Affiant Signature 6-26-25
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me on this 26 day of June, 2025.

Notary Signature

My Commission Expires: 5-9-26

