Karen Johnson Davidson County
Batch# 1305001 DEEDQC
08/01/2025 11:19:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20250801-0061120

Certificate of Authenticity

I, Kari L. Messer, 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 07/31/2025.

Date

Kari L Messer
Affiant Signature

07/31/2025
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 31 day of July, 2025.

Caleb M Shuler
Notary's Signature

My Commission Expires: 06/23/2029
Date

Notary's Seal (if on paper)

CALEB M. SHULER
STATE OF TENNESSEE NOTARY PUBLIC
WHITE COUNTY

THE INFORMATION CONTAINED HEREIN WAS PROVIDED BY THE GRANTOR AND PREPARED WITHOUT THE BENEFIT OF A TITLE EXAMINATION. THE PREPARER HAS MADE NO DETERMINATION AS TO THE STATUS OF THE TITLE OR THE CORRECTNESS OF THE INFORMATION CONTAINED HEREIN.

This instrument was prepared by:
Griffin Law Group, PLLC
Brandon S. Griffin
Attorney at Law
621 N Spring St.
Sparta, TN 38583

Owner's Name and Tax Address:
The Kari Lynn Messer
Revocable Living Trust
109 Brooke Castle Dr
Old Hickory, TN 37138

Map and Parcel No: 075080-A-01600-C-O

QUITCLAIM DEED

FOR AND IN CONSIDERATION of One ($1.00) Dollar, cash in hand paid, the receipt of which is hereby acknowledged that I, **KARI L. MESSER** hereinafter referred to as "Grantor", do hereby quitclaim, transfer and convey unto **KARI LYNN MESSER, TRUSTEE, OR HER SUCCESSORS IN TRUST, UNDER THE KARI LYNN MESSER REVOCABLE LIVING TRUST DATED** 7/31/2025 **AND ANY AMENDMENTS THERETO,** hereinafter referred to as "Grantee", all my right, title and interest in and to this real estate located in Davidson County, Tennessee and described as follows:

Being Unit No. 109 on the Horizontal Property Regime as shown in the condominium site plan of Brooke Castle, as of record in Plat Book 6250, Page 156, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

This conveyance is subject to the following: All matters shown on the plat of record in Plat Book 6250, Page 156, Plat Book 6250, Page 627, Revised Plat Book 6250, Page 691 and Certificate of Correction recorded as Book 6680, Page 905, in the Register's Office for Davidson County, Tennessee; Covenants, conditions, restrictions and easements, if any, recorded as Book 6519, Page 747, in the Register's Office for Davidson County, Tennessee; Articles of Incorporation of Brooke Castle Condominium Homeowners Association Recorded as Book 6519, Page 739, Amendment recorded as Book 7570, Page 312 and Amendment recorded as Book 7866, Page 374, in the Register's Office for Davidson County, Tennessee; Deed to Brooke Castle Condominium Homeowners Association, a Tennessee Corporation recorded as Book 6883, Page 759, in the Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

This is improved property, known as: 109 Brooke Castle Drive, Old Hickory, Tennessee 37138

THE PREVIOUS AND LAST conveyance being a Warranty Deed conveyed from Jim Burnett, a married man and Steve Burnett, a single man to Kari L. Messer recorded in Instrument No. 20181218-0122943 in Register Office for Davidson County, Tennessee.

IN WITNESS WHEREOF, the undersigned have caused this instrument to be executed by hereunto affixing a signature on the date indicated in the respective acknowledgement herein below, to make this conveyance effective on this the 31 day of July, 2025.

Kari L Messer
KARI L. MESSER

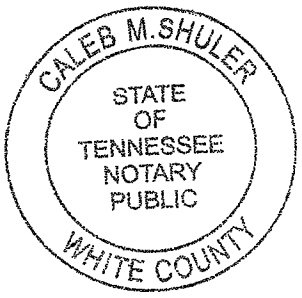
STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, **KARI L. MESSER**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS MY HAND and official seal on the 31 day of July 2025.

Caleb M Shuler
NOTARY PUBLIC

My Commission Expires: 06/23/2029



OATH OF CONSIDERATION

STATE OF TENNESSEE)
COUNTY OF Davidson)

The actual consideration or value whichever is greater, for this transfer is **$0.00**.

Kari L Messer
Affiant

Subscribed and sworn to before me this the 31 day of July, 2025.

Caleb M Shuler
NOTARY PUBLIC

My commission expires: 06/23/2029

CALEB M. SHULER
STATE OF TENNESSEE NOTARY PUBLIC
WHITE COUNTY

OPINIONS OF TITLE, DESCRIPTION, OR SURVEY ARE NOT CERTIFIED BY THIS DEED.