Karen Johnson Davidson County
Batch# 1311961 DEEDQC
08/20/2025 09:40:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20250820-0066561

This instrument prepared by:
Smith.Sholar.Milliken.Matthews.PLLC
1164 Nashville Pike
Gallatin, TN 37066

THIS INSTRUMENT WAS PREPARED FROM INFORMATION SUPPLIED BY THE PARTIES WITHOUT COUNSEL OR ADVICE AS TO LEGAL CONSEQUENCES OR TAX RELATED MATTERS. NO TITLE EXAMINATION OR SETTLEMENT HAS BEEN PERFORMED AND SMITH.SHOLAR.MILLIKEN.MATTHEWS. PLLC. SHALL NOT BE RESPONSIBLE FOR ANY MATTER THAT COULD HAVE BEEN RESOLVED BY A TITLE EXAMINATION, SETTLEMENT, OR LEGAL AND/OR TAX RELATED COUNSEL. ***ATTN: THIS TRANSFER COULD AFFECT THE OWNER'S TITLE POLICY THAT YOU HAVE FOR THE SUBJECT PROPERTY.***

QUITCLAIM DEED

Address New Owner(s) as follows:	Send Tax Bills To:	Map Parcel Numbers
Yvonne Ferguson (NAME)	Same as New Owner (NAME)	075 08 0A 009.00
115 Brooke Castle Drive (STREET ADDRESS)	(STREET ADDRESS)	
Hermitage, Tennessee 37076 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of Ten dollars and no/100 ($10.00), cash in hand paid by the Grantee and other good and valuable consideration accepted as cash, the receipt and sufficiency of which is hereby acknowledged **Tasha M. Dyer,** Grantor(s), does hereby quitclaim and convey unto **Yvonne Ferguson,** the Grantee herein, her successors, heirs and assigns, all of Grantor's right, title and interest in and to the following described real property in Davidson County, Tennessee, as follows:

A certain condominium unit in Davidson County, Tennessee, described as follows:

Unit No. 115 in a Horizontal Property Regime as shown on the condominium site plan of Brooke Castle Condominium as of record in Book 6250, Page 627, and as amended in Book 6250, page 691, and by Surveyor's Certificate of Correction of record in Record Book 6680, Page 905, and re-recorded in Book 6727, Page 762, in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Yvonne Ferguson, FOR LIFE, Remainder to Tasha M. Dyer, by Quitclaim Deed dated June 26, 2023 from Yvonne Ferguson, recorded as Instrument No. 20230705-0051465, in the Register's Office for Davidson County, Tennessee.

This CONVEYANCE is made subject to any and all plats, easements, restrictions, and other matters of record.

This is Improved Property known as: 115 Brooke Castle Drive Hermitage, Tennessee 37076.

STATE OF TENNESSEE
COUNTY OF SUMNER

The actual consideration for this transfer is $0.00

Subscribed and sworn to before me this the 19th day of August, 2025.

Affiant

My commission expires: 11/30/29
(Affix Seal)

Notary Public

KIM PERRY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

Witness my hand this 19 day of August, 2025.

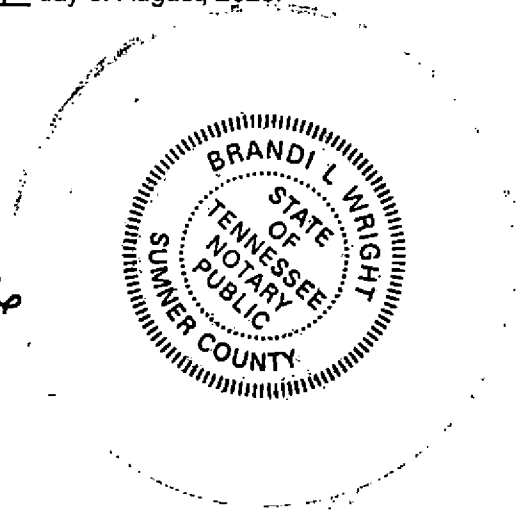
Tasha M. Dyer

STATE OF TENNESSEE
COUNTY OF SUMNER

On this 19 day of August, 2025, before me personally appeared, Tasha M. Dyer, to me known to be the person(s) described in and who executed the foregoing instrument, and who acknowledged the execution of the same to be his/her/their free act and deed.

Witness my hand and official seal this 19 day of August, 2025.

Notary Public



My Commission Expires: 8/19/2026

Tennessee Certification of Electronic Document

I, Trudy Milliken, 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 8/19/25 (date of document).

Affiant Signature

8/19/25

Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me by Trudy Milliken on this 19th day of August, 2025.

KIM PERRY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

Notary's Signature

MY COMMISSION EXPIRES: 1/30/29