STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $155,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th day of September, 2025.

Notary Public
MY COMMISSION EXPIRES: 1/28/26
File No. G25-24100

Karen Johnson Davidson County
Batch# 1320850 DEEDWARR
09/10/2025 03:26:30 PM 3 pgs
Fees: $18.00 Taxes: $573.50
20250910-0072456

# WARRANTY DEED

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBER |
|---|---|---|
| Donna Kalinowski Blackwell (NAME) | New Owner (NAME) | 075-08-0A-009.00-CO |
| 2334 North Mount Juliet Road (STREET ADDRESS) | (STREET ADDRESS) | |
| Mt. Juliet, TN 37122 (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND IN 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 HEREBYACKNOWLEDGED, WE, **Yvonne Ferguson, an unmarried woman,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Donna Kalinowski Blackwell and Ronnie Brown, wife and husband,** 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:

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 by Quitclaim Deed dated August 19, 2025 from Tasha M. Dyer, recorded August 20, 2025, in Instrument Number 20250820-0066561, in the Register's Office of Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record.

The 2024 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.
The signature of Yvonne Ferguson is signed by his/her duly appointed Attorney-in-fact Tommy Ferguson, pursuant to the Power of Attorney recorded in Instrument#__20250910007245 5__, said Register's Office.

This is improved property, known as 115 Brooke Castle Dr., Hermitage, TN 37076.

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. Whenever 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 9th day of September, 2025.

Yvonne Ferguson By: Tommy Ferguson Attorney in Fact

Yvonne Ferguson by Tommy Ferguson, her Attorney-In-Fact

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STATE OF Tennessee
COUNTY OF Davidson }

Personally appeared before me, the undersigned, a Notary Public in and of said County and State, the within named Tommy Ferguson, Attorney in fact for Yvonne Ferguson, with whom I am personally acquainted, and who acknowledged that he or she executed the within instrument for the purposes therein contained, and who further acknowledged that he or she is the Attorney-in-fact of the maker or constituent of the maker, and is authorized by the maker or by constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 9th day of September, 2025.

Notary Public

STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

My Commission Expires: 5/21/29

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*PREPARED BY AND RETURN TO:*

**SMITH.SHOLAR.MILLIKEN.MATTHEWS.PLLC.**
**P.O. BOX 663**
**GALLATIN, TN 37066**

# 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 09/09/2025 (date of document).

Affiant Signature

09/09/2025

Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me by Trudy Milliken on this 9th day of September, 2025.

KIM PERRY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

Notary's Signature

MY COMMISSION EXPIRES: 1/30/29