WARRANTY DEED

Karen Johnson Davidson County
Batch# 1381932 DEEDWARR
02/17/2026 03:01:30 PM 3 pgs
Fees: $18.00 Taxes: $721.50
20260217-0012553

DM-BR-26-142

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Montgomery (95)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $195,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th DAY OF FEBRUARY, 2026.

Notary Public

MY COMMISSION EXPIRES: 9/13/2028 (AFFIX SEAL)

ADDALITA STEPHENS STATE OF TENNESSEE NOTARY PUBLIC MONTGOMERY COUNTY

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Tori Anney Caplenor	**New Owner**	
(NAME)	(NAME)	**075-08-0A-044.00-CO**
142 Brooke Castle Drive		
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **11TH AVENUE LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **TORI ANNEY CAPLENOR, AN UNMARRIED WOMAN,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE,** described as follows, to wit:

Land in Davidson County, Tennessee, being Unit No. 142, Condominium Plat for Brooke Castle, a Planned Unit Development, as shown on plat of record in Plat Book 6250, Page 627 and Corrected in Book 6680, Page 905 and re-recorded in Book 6727, Page 762, as established by Master Deed of Brook Castle Condominiums of record in Book 6519, Page 747 in the Register's Office, Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of said Unit.

Being the same property conveyed to Jerry W. Russell, a Single Person by Warranty Deed from Aubrey H. Johnson, Jr. and Wife, Thea Johnson of record in Book 6961, page 191, Register's Office for Davidson County, Tennessee, dated August 25, 1986 and recorded on August 27, 1986.

Said Jerry W. Russell having died on or about October 10, 2024. Affidavit(s) of Heirship of record in Instrument Nos. 20250604-0043920, 20250604-0043921, 20250604-0043922, 20250604-0043923, 20250604-0043924, 20250604-0043925, 20250604-0043926, 20250604-0043927, 20250604-0043928, 20250604-0043929, 20250604-0043930 and 20250604-0043931, in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to 11th Avenue, LLC, a Tennessee limited liability company by Warranty Deed from Brenda Darlene Russell Mosley and Wendall Wayne Russell And Terry Chris Russell and Ronnie Eugene Russell and Cindy Baker and George Richard Russell and Donna Jane Russell Putnam and Rosita Russell Mosley and Kelley Prugar and Kimberly Dawn Hale Wilder and Stephen Daniel Hale and Michael Russell and Christie Russell and Susie Fleetwood and Connie Renee Hale Walters and Lisa Gail Horton and Sharon Darlene Hale-Jackson and Donald Hale, Jr., of record in Instrument No. 20250604-0043941 Register's Office for Davidson County, Tennessee, dated May 23, 2025 and recorded on June 04, 2025.

This conveyance is subject to:
- Taxes2026 and subsequent years, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 6250, Page 156, amended in Book 6250, Page 627, Book 6680, Page 905, Book 6727, Page 762, Book 6919, Page 571 and Book 6250 Page 691 , Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 10007, Page 272 and Correction Book 10093, Page 527, in the Register's Office for Davidson County, Tennessee.
- The premises herein is a condominium apartment established pursuant to the provisions of the Tennessee "Horizontal Property Act" as the same is set out in Section 66-27-101 et seq. of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof; also subject to 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 building thereon; and also including without limitations all conditions, covenants, restrictions, reservations, options, burdens,

assessments, and other undertakings contained in the Master Deed establishing a Horizontal Property regime of Brooke Castle Condominiums Homeowners Association, and recorded in Book 6519, Page 747, Register's Office for Davidson County, Tennessee.
• Charter of Brooke Castle Condominiums Homeowner's Association of record in Book 6519, Page 739, amended in Book 7570, Page 312 and Book 7866, Page 374, in the Register's Office for Davidson County, Tennessee.
• QuitClaim Deed for common areas to Brooke Castle Condominiums Homeowner's Association of record in Book 6883, Page 759, in the Register's Office for Davidson County, Tennessee.
• Easement(s) in favor of Cumberland Water Company, as set forth of record in Book 4106, Page 816, in the Register's Office for Davidson County, Tennessee.
• Easement(s) in favor of Cumberland Water Company, as set forth of record in Book 4106, Page 812 in the Register's Office for Davidson County, Tennessee.
• Easement(s) in favor of Metropolitan Government of Nashville of record in Book 6634, Page 229, in the Register's Office for Davidson County, Tennessee.
• Easement for retention basin of record in Book 6513, Page 857, in the Register's Office for Davidson County, Tennessee.
• Rights and easements of adjoining landowners in and to any party wall(s) located on the insured parcel.
• Subject to rights of others in and to the common areas and/or elements.
• Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **142 Brooke Castle Drive, Hermitage, Tennessee 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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever 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 the 10th DAY OF FEBRUARY, 2026.

11th Avenue LLC

Eric Chun

BY: _____
Eric Leonard Chun
Sole Member

STATE OF NEW YORK
COUNTY OF CLINTON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ERIC LEONARD CHUN, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the SOLE MEMBER of 11TH AVENUE LLC the within named bargainor, a limited liability company, and that he/she as such SOLE MEMBER executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 10th of February, 2026.

_____
Notary Public
My Commission Expires: 10/25/2027
(SEAL)

Notarized online using audio-video communication

Gabriel Robert Lutz
Online Notary Public
State of New York
Clinton County
Commission #: 01LU0014861
Commission Expires: 10/25/2027

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

Certificate of Authenticity

I, Joshua A. Terry, 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 2|10|2024.

Affiant Signature – Joshua A. Terry

2|17|2024

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 2|17|2026.

Notary Public

My Commission Expires: 5·10·27

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON