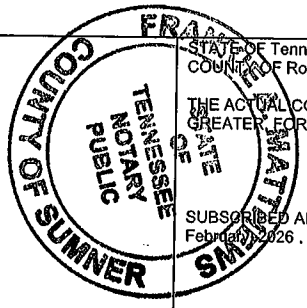
Karen Johnson Davidson County
Batch# 1386615 DEEDWARR
02/27/2026 03:27:30 PM 3 pgs
Fees: $18.00 Taxes: $740.00
20260227-0015795

WARRANTY DEED



STATE OF Tennessee
COUNTY OF Robertson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $200,000.00

X Nicholas A Bodor
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 26th day of February, 2026.

Notary Public

My Commission Expires: 1.26.28

THIS INSTRUMENT WAS PREPARED BY:
Title Escrow of Robertson County, Inc. 215 Highway 76, White House, TN 37188

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBERS:
Nicholas A. Bodor	The Farmers Bank	075-08-0A 74.00 CO
178 Brooke Castle Drive	121 Village Drive, Suite 103	
Hermitage, TN 37076	Portland, TN 37148	

For and consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, Janette Linder, Katherine Burns and Kellie Burnett, Co-Successor Trustees of the E W L Trust, beneficiary of The 178 Brooke Castle Drive Trust, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Nicholas A. Bodor, an unmarried man, 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:

Land in Davidson County, Tennessee, beingn Unit No. 178 on the Plan of Brooke Castle of record in Plat Book 6250, page 156, as revised in Plat Book 6250, page 627 and as corrected in Book 6680, page 905, (re-recorded in Book 6727, page 762), and further revised in Plat Book 6250, page 691, and as as corrected in Book 6919, page 571, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to The 178 Brooke Castle Trust from The Secretary of Housing and Urban Development of Washington D.C. by Deed dated July 15, 2016 and as of record in Instrument No. 20160719-0074090, said Register's Office. Edward W. Linder, Trustee of the 178 Brooke Castle Drive Trust and the E W L Trust, having since died December 9, 2025. The E W L Trust is the beneficiary under the 178 Brooke Castle Drive Trust and Janette Linder, Katherine Burns, and Kellie Burnett are the Co-Successor Trustees of the E W L Trust and are authorized to convey the subject property.

This conveyance is subject to the following:

Subject to any and all easements and minimum building setback lines of record.

Subject to all matters as shown on plat of record in Plat Book 6250, Page 156, as revised in Plat Book 6250, page 627, as amended in Book 6880, page 905, Book 6727, page 762, re-recorded in Book 6727, page 762, further revised in Plat Book 6250, page 691, as corrected in Book 6919, page 571, said Register's Office.

Conveyance of common area to Brooke Castle Homeowner's Association, Inc. of record in Book 6883, page 759, said Register's Office.

Charter of Brooke Castle Homeowner's Association, Inc. of record in Book 6519, page 739, as amended in Book 7570, page 312 and Book 7866, page 374, said Register's Office.

Master Deed of record in Book 6519, page 747, said Register's Office.

By-Laws of record in Book 6519, page 768, said Register's Office.

Storm Water Detention Agreement of record in Book 5524, page 229, said Register's Office.

Easement granted to Cumberland Water Company of record in Book 4106, page 812 and Book 4106, page 816, said Register's Office.

Easement for retention basin of record in Book 6513, page 857, said Register's Office.

Subject to all matters on Plan of record in Book 6250, page 691 and as amended in Book 6919, page 571, said Register's Office.

Restrictive Covenants of record in Book 10007, page 272 and as corrected in Book 10093, page 527, said Register's Office.

Easement for the flow of Scotts Hollow Branch and the rights of the public herein.

Rights of upper and lower riparian owners to the flow of waters of the stream, free from diminution or pollution.

Changes in the boundary of the subject property resulting from erosion or accretion caused by the flow of the waters of Scott Hollow Branch.

This is unimproved X improved property, known as 178 Brooke Castle Drive, 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. 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 hand this 26th day of February, 2026.

The 178 Brooke Castle Drive Trust by The E W L Trust, beneficiary

X Co-Successor Trustee

By: Janette Linder, Co-Successor Trustee

By: Katherine Burns, Co-Successor Trustee

By: Kellie Burnett, Co-Successor Trustee

STATE OF CALIFORNIA
COUNTY OF San Diego

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Janette Linder as Co-Successor Trustee of E W L Trust, beneficiary of The 178 Brooke Castle Drive Trust, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained and who further acknowledged that she is the Co-Successor Trustee of the maker, or a constituent of the maker, and is authorized by the maker, or by it's constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 24 day of February, 2026.

Cesar Vega
Notary Signature
My commission expires:

CESAR VEGA
Commission No. 2495621
NOTARY PUBLIC - CALIFORNIA
SAN DIEGO COUNTY
Commission Expires July 27, 2028

STATE OF TENNESSEE
COUNTY OF ROBERTSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Katherine Burns and Kellie Burnett as Co-Successor Trustees of E W L Trust, beneficiary of The 178 Brooke Castle Drive Trust, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained and who further acknowledged that they are the Co-Successor Trustees of the maker, or a constituent of the maker, and is authorized by the maker, or by it's constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 26 day of February, 2026.

Notary Signature
My commission expires: 1-26-28

FRANKIE A. MATHEWS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

CERTIFICATE OF AUTHENTICITY

I, Cassie Pulley, 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 2/26/26.

Affiant Signature

Date: 2/26/26

STATE OF TENNESSEE

COUNTY OF ROBERTSON

Sworn to and subscribed before me this 26th day of February, 20 26.

Notary Public

My commission expires: 8/24/27

KATHERINE LEE
Notary Public At Large
ROBERTSON COUNTY, TENN.

202602270015795