QUIT CLAIM DEED

Karen Johnson Davidson County
Batch # 1408147 DEEDQC
04/20/2026 08:29:08 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20260420-0031855

This area for recording stamp

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00.

Laura A Forney
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 5th DAY OF MARCH, 2026.

Loreece M. Hightower
Notary Public

My commission expires: 12/31/27

OFFICIAL SEAL
LOREECE M HIGHTOWER
Notary Public, State of Illinois
Commission No. 906475
My Commission Expires December 31, 2027

(Affix Seal)

This Document Prepared By:

QUINN JOHNSTON
227 NE Jefferson Avenue, Peoria, IL 61602

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Laura A. Forney	Laura A. Forney	075-08-0A-023.00-CO
937 County Road 1600 North		
Metamora, IL 61548		

The **Grantor,** STEVEN L. FORNEY, as Administrator of the Estate of SANDRA K. FORNEY, Deceased, for and in consideration of the sum of Ten Dollars ($10.00) and other good and valuable consideration, **CONVEYS and QUIT CLAIMS** to LAURA A. FORNEY, individually, all interest in the following described real estate:

Land in Davidson County, Tennessee, being all of Unit No. 124, 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 Brooke Castle Condominiums of record in Book 6519, page 747, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of said unit.

Being the same property conveyed to Sandra K. Forney by Warranty Deed from Samuel B. Hoyt, III and Dixie Hoyt, husband and wife, of record in Instrument No. 20240930-0075473 Register's Office for Davidson County, Tennessee, dated September 26, 2024, and recorded on September 30, 2024.

MAP-PARCEL NUMBERS: **075-08-0A-023.00-CO**
Commonly known as: **124 Brooke Castle Dr., Hermitage, TN 37076**

Subject to: This conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements utility easements or rights of ways for public utilities that appear in the appropriate public records. Property taxes have been prorated and the Grantee has assumed payment thereof when same become due and payable. Taxes for the year 2025, 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. 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. 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) to Cumberland Water Company, as set forth of record in Book 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. Restrictions of record in Book 10007, Page 272 and Correction Book 10093, Page 527, 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.

Dated this 5 day of March, 2026.

Steven L. Forney, as Administrator of the Estate of Sandra K. Forney, Deceased

STATE OF ILLINOIS)
) SS.
COUNTY OF Peoria)

I, the undersigned, a Notary Public, certify that STEVEN L. FORNEY, personally known to me to be same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he signed and delivered the instrument as his free and voluntary act, for the uses and purposes therein set forth.

Dated this 5th day of March, 2026.

Loreece M. Hightower
Notary Public
My Commission Expires: 12/31/27

OFFICIAL SEAL
LOREECE M HIGHTOWER
Notary Public, State of Illinois
Commission No. 906475
My Commission Expires December 31, 2027