Prepared by:
Record and Return to:
Chapman & Rosenthal Title, Inc.
800 Crescent Centre Dr., Suite 140
Franklin, TN 37067

Karen Johnson
Batch # 1426307
05/28/2026 09:32:37 AM
Fees: $13.00 Taxes: $610.50
20260528-0048311

Davidson County
DEEDWARR
2 pgs

STATE OF TENNESSEE
COUNTY OF WILSON
THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $165,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 26th day of May, 2026.

NOTARY PUBLIC

My commission expires:

CASEY BREWINGTON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Commission Expires November 14, 2029

THIS INSTRUMENT PREPARED BY & RETURN TO:
Birthright Title, LLC
Celia Stewart Rouse, Attorney-at-Law
2800 N. Mt. Juliet Road
Mt. Juliet, TN 37122

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
Jennifer Gendics and Brad M. Gendics	NEW OWNER	075 08 0A 040.00
(NAME)	(NAME)	
137 Brooke Castle Drive	6065 Doe Crossing	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	Lorain, OH 44053	

Warranty Deed

For and in Consideration of the sum of $10.00 cash in hand paid by the hereinafter named grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we **Paul A. Parris, III, as Trustee of The Parris Family Trust,** hereinafter called the **GRANTOR(S)**, have/has bargained and sold, and by these presents do transfer and convey unto **Jennifer Gendics and Brad M. Gendics, wife and husband**, hereinafter called the **GRANTEE(S)**, his/her/their successors and assigns, a certain tract or parcel of land, situated in Davidson County, Tennessee, described as follows, to wit:

A certain Condominum Unit in Davidson County, Tennessee, being all of Unit No. 137, of Brooke Castle Condominiums, as Condominium, established by Master Deed of record in Book 6519, Page 747 and plan of record in Book 6250, Page 627, corrected by Surveyor's Certificate of Correction of recorded in Book 6680, Page 905, re-recorded in Book 6727, Page 762, all of the Registers Office of Davidson County, Tennessee, together with an undivided percentage interest in the conunon areas/elements appurtenant to said Unit and as set forth in the Master Deed, reference to which is hereby made for a more complete and detailed description of the Unit and the Condominium, the rights and obligations of the declarant and the Unit Owners, and the By-Laws of the Association of Owners.

Being the same property conveyed to Paul A. Parris, III, Trustee, and his successors in trust, of The Parris Family Trust by deed from Paul A. Parris, III, of record in Instrument No. 20260204-0007951, said Register's Office.

This property is __unimproved _X_improved property known as: 137 Brooke Castle Drive, Hermitage, TN 37076.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, his heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

This conveyance is made subject to any and all easements and rights-of-way, public and private, as may be shown of record in the Register's Office for Davidson County, Tennessee, as well as those found upon inspection of the premises. This conveyance is further made subject to any and all matters shown on the plat of record in the office of the Register of Deeds where the real property is situated.

Witness our hands this 26th day of May, 2026.

The Parris Family Trust

BY: Paul A. Parris III Trustee
Paul A. Parris, III, Trustee

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Paul A. Parris, III, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged themselves as Trustee of The Parris Family Trust, and any amendments thereto, and in their capacity as such Trustees, acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 26th day of May, 2026.

Taylor Johnson
Notary Public
My Commission Expires: 5/14/2029

