Return to: PREPARED BY: RETURNED TO:
BANKERS TITLE & ESCROW CORP
5107 MARYLAND WAY, SUITE 115
BRENTWOOD, TN 37027

Karen Johnson
Batch # 1147243
06/14/2024 09:35:16 AM
Fees: $13.00 Taxes: $2,220.00

Davidson County
DEEDWARR
2 pgs

20240614-0044619

#2446

[ADDRESS NEW OWNER:]	[SEND TAX BILLS TO:]	[MAP-PARCEL NO.]
John R. Hillis, Sr and Charlotte H. Hillis, husband and wife		Map 187-00-0A-
825 Branch Side Trail	New Owner	Parcel 117.00CO
Nolensville, TN 37135		

This instrument prepared by: Southern Land Title & Escrow, Inc., P.O. Box 217, 9227 Sam Donald Court, Ste B, Nolensville, TN 37135.

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, **Gregory P. Bruss and wife, Mary J. Bruss,** (The "Grantors") has bargained and sold, and by these presents does transfer and convey unto **John R. Hillis, Sr. and Charlotte H. Hillis, husband and wife,** (The "Grantees"), their heir and assigns, to certain tract or parcel of land in **DAVIDSON** County, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 117 on the Plan of BURKITT SPRINGS, PHASE TWO of record in Plat Instrument No. 20150205-0011089, said Register's Office, to which reference is hereby made for a more complete description.

Being the same property conveyed to Gregory P. Bruss and wife, Mary J. Bruss by warranty deed from Regent Homes, LLC., a Tennessee limited liability company of record in Instrument No. 20160915-0097127, said Register's Office.

This is the same description used in the previous deed of record.

This conveyance is subject to the following:

1. 2024 Taxes, a lien not yet due and payable.
2. Declarations/Covenants of record in Instrument No. 20140110-0002949, amended in Instrument No. 2015098-0091208, 20170118-0005499 and in Instrument No. 20170925-0097954, said Register's Office.
3. Easements for stormwater facilities and systems of record in Instrument No. 20130514-0018379, said Register's Office.
4. Any and all matters appearing on the Plat of record in Plat Instrument No. 20150205-0011089, said Register's Office.

This is improved property commonly known as **825 Branch Side Trail, Nolensville, TN 37135.**

[STATE OF TENNESSEE]
[COUNTY OF WILLIAMSON]

The actual consideration or value, whichever is greater for this transfer is $600,000.00.

Affiant

Subscribed and sworn to before me this 13th day of June, 2024.

KIM MURRAY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Notary public:
My commission expires: 3/7/26

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantees, their heirs and assigns, forever.

And Grantors do covenant with the said Grantees that the Grantors are lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered except as set forth herein above.

And Grantors do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the Property to the said Grantees, their heirs and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this 12th day of June, 2024.

Gregory P. Bruss

Mary J. Bruss

[STATE OF TENNESSEE]
[COUNTY OF WILLIAMSON]

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named GREGORY P. BRUSS AND MARY J. BRUSS with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged THEY executed the within instrument.

WITNESS my hand and official seal at Nolensville, Tennessee, this 12th day of June, 2024.

Notary Public
My Commission Expires: 10/14/2026

JUDY PAINTER-ROSE
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON