WARRANTY DEED

Karen Johnson Davidson County
Batch# 1214562 DEEDWARR
12/11/2024 08:03:30 AM 3 pgs
Fees: $18.00 Taxes: $2,867.50
20241211-0096028

This area for recording stamp

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $775,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10TH DAY OF December, 2024

Notary Public

MY COMMISSION EXPIRES: 3/1/25

(AFFIX SEAL)

JENNIFER MCEWEN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 03-01-2025

MST 2024-1813

THIS INSTRUMENT WAS PREPARED BY:

James T. Oglesby, Attorney and Yvette L. Meldrum, Attorney
Mid-State Title & Escrow, Inc., 128 Holiday Court, Suite 125, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Philip Mendoza Gonzales	New Owner	171-04-0A-044.00CO
(NAME)	(NAME)	
5501 Nevil Point		
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Timothy Mooney, II, a single man,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Philip Mendoza Gonzales, a single 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, being Lot No. 34 on the Plan of Revision One, Section Two Brownstone of record in Plat Book 9700, Page (s) 942 and 943, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Timothy Mooney II by Warranty Deed from Christian Anderson and Katherine Anderson, Husband and Wife of record in Instrument No. 20210722-0098200 Register's Office for Davidson County, Tennessee, dated July 19, 2021 and recorded on July 22, 2021. Scrivener's Affidavit in Instrument No. 20241126-0092396, Register's Office for Davidson County, Tennessee.

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 2024, a lien due and payable, but not delinquent. Subject to all matters shown on the Plan of record in Plat Book 9700, Page (s) 942 and 943, Register's Office for Davidson County, Tennessee. Subject to all matters shown on the P.U.D. Boundary Plat of record in Plat Book 9700, Page 455, Register's Office for Davidson County, Tennessee. Subject to all matters shown on the Open Space Re-Subdivision Plat of record in Instrument No. 20001002-0097054, Register's Office of Davidson County, Tennessee. Terms, provisions,

covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 10658, Page 952, Book 11276, page 618, amended in Instrument No. 20010118-0005696, Register's Office for Davidson County, Tennessee. By-Laws of record in Book 10658, Page 995, in the Register's Office for Davidson County, Tennessee. Charter for Brownstone Homeowners Association, Inc. of record in Book 10659, Page 15, in the Register's Office for Davidson County, Tennessee. Conveyance of Open Space to HOA of record in Instrument Number 20010719-0076872, in the Register's Office for Davidson County, Tennessee. Rules and Regulations of record in Instrument Number 20221220-0131585, in the Register's Office for Davidson County, Tennessee. Subject to rights of others in and to the common areas and/or elements.

This property, known as 5501 Nevil Point, Brentwood, TN 37027
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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/our hand(s) this 9th DAY OF December, 2024.

Timothy Mooney, II

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, Timothy Mooney, II, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 9th day of December, 2024.

Notary Public

My commission expires: 3-23-27

(SEAL)

Amelia Swanson
State of Tennessee Notary Public
Williamson County

Tennessee Certification of Electronic Document

I, Christine Hutchinson, do hereby make oath that I am a licensed attorney and/or thecustodian 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 12/9/24 (date of document).

Affiant Signature

12/10/24
Date

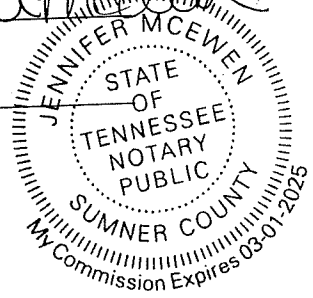
State of **Tennessee**

County of **Sumner**

Sworn to and subscribed before me this 10th day of December, 2024

Notary Public

My Commission Expires:



NOTARY'S SEAL