WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $434,000 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th DAY OF MARCH, 2025

Notary Public

MY COMMISSION EXPIRES

(AFFIX SEAL)

MARGARET R. MEANS NOTARY PUBLIC STATE OF TENNESSEE My Commission Expires on 05/05/2025 DAVIDSON COUNTY

Karen Johnson
Batch # 1249578
03/24/2025 02 03 41 PM
Fees $13 00 Taxes $1,605 80

Davidson County
DEEDWARR
2 pgs

20250324-0021957

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP / PARCEL NUMBER (S)
Nolan Little and Jennifer Roselle	**Same as New Owner's**	
(NAME)	(NAME)	**182-01-0A-130.00-CO**
1209 Sundown Ct.		
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **BRITTANY RAWSON N/K/A BRITTANY BROTHERS, MARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **NOLAN LITTLE AND JENNIFER ROSELLE, HUSBAND AND WIFE,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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 41 on the plan of Phase Two, Sunset Hills, of record in Instrument Number 20100222-0013295, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description

Being the same property conveyed to Brittany Rawson by Warranty Deed from Lake Forest Homes, Inc , a Tennessee corporation of record in Instrument No 20120608-0050386 Register's Office for Davidson County, Tennessee, dated June 04, 2012 and recorded on June 08, 2012

This conveyance is subject to
- Subject to all matters shown on the Plan of record in Plat at Instrument No 20100222-0013295, Register's Office for Davidson County, Tennessee
- Covenants, Conditions and Restrictions of record in Instrument Number 20070605-0067129, supplement and amendments at Instrument No 20110203-0009586, Instrument No 20130712-0072091 and Instrument No 20150227-0017000, Register's Office for Davidson County, Tennessee,
- By-Laws of record at Instrument No 20070605-0067129 (at Exhibit "C"), Register's Office for Davidson County, Tennessee
- Charter of Sunset Hills Homeowners' Association, Inc of record at Instrument No 20070605-0067128, Register's Office for Davidson County, Tennessee
- Easement(s) of record at Instrument No 20070710-0082048, 20071010-0120325, 20071109-0132386, 20080805-0080303, 20100721-0057062, 20100721-0057063 and 20071010-01203258, Register's Office for Davidson County, Tennessee
- Easement(s) of record in Book 5894 Page 186, Register's Office for Davidson County, Tennessee
- Stormwater Detention Agreement of record at Instrument No 20060406-0039475, Register's Office for Davidson County, Tennessee
- Restrictive Covenants of record in Book 5388 Page 713 and Book 5894 Page 186, Register's Office for Davidson County, Tennessee
- Conveyance of Common Area of record at Instrument No 20100225-0014274, Register's Office for Davidson County, Tennessee
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as **1209 Sundown Ct., Antioch, Tennessee 37013**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever, and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 the 20th DAY OF MARCH, 2025.

Brittany Brothers

Andrew Brothers

Andrew Brothers, spouse of Brittany Brothers, hereby joins in this conveyance and does transfer and convey any and all marital interest Andrew Brothers may have in and to the above-described tract or parcel of land

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal, this the 20th of March, 2025

Notary Public
My Commission Expires _____
(SEAL)



STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ANDREW BROTHERS, the within named bargainor, 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, this the 20th of March, 2025

Notary Public
My Commission Expires _____
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212