This instrument prepared by:
Momentum Title, LLC
75 Industrial Drive
Mt. Juliet, TN 37122
File Number: 8-5786-AJ

Karen Johnson Davidson County
Batch# 1265664 DEEDWARR
04/29/2025 10:59:30 AM 3 pgs
Fees: $18.00 Taxes: $2,645.50
20250429-0032936

STATE OF TENNESSEE
COUNTY OF WILSON

The actual consideration or value, whichever is greater, for this transfer is $715,000.00.

Affiant

Subscribed and sworn to before me, this the 24th day of April, 2025.

C M CORRIVEAU
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public
My Commission Expires: 1/22/2029

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Cory G. Willis and Jayda Willis 1810 Lawnview Point Mt. Juliet, TN 37122	Rocket Mortgage, LLC 1050 Woodward Avenue Detroit, MI 48226	064 03 0A 031.00

WARRANTY DEED

For valuable consideration, the receipt of which is hereby acknowledged, Rick C. Tanley, a single man (individually and/or collectively, "Grantor"), transfer and convey unto Cory G. Willis and Jayda Willis, husband and wife (individually and/or collectively, "Grantee"), a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Being Lot No. 14 on the Plan of PHASE TWO-A BRANDYWINE POINTE, (A PLANNED UNIT DEVELOPMENT) as shown by plat of record in Plat Book 7900, Page 350-351, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Rick C. Tanley and Joyce Tanley, Joint Tenants with Right of Survivorship, by Warranty Deed from Tony F. Zappia And Wife, Summer A. Zappia, of record in Instrument No. 20180314-0024219, in the Register's Office of Davidson County, Tennessee, dated March 12, 2018 and recorded on March 14, 2018. Joyce Tanley aka Brenda Joyce Davenport-Tanley died on or around December 17, 2023 leaving Rick C. Tanley as sole surviving tenant by the entirety.

This is improved property located at: **216 Hidden Court, Old Hickory, TN 37138**

This conveyance is made subject to 1) property taxes for the year 2025 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying the prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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, their heirs and assigns forever; and I/we do covenant with the said Grantee 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 I/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, their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 24th day of April, 2025.

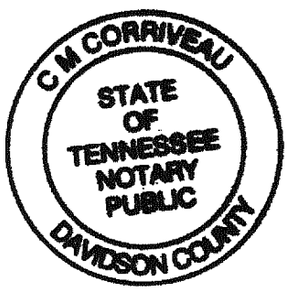
GRANTOR:

Rick C. Tanley

STATE OF TENNESSEE
COUNTY OF WILSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Rick C. Tanley, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 24th day of April, 2025.



Notary Public
My Commission expires: 1/22/2029

Tennessee Certification of Electronic Document

I, Emma Howard, do hereby make oath that I am a licensed attorney and/or the custodian 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 4/24/2025 (date of document).

Affiant Signature

4/24/2025
Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this 24 day of April, 2025.

KELLIE L. PARSONS
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Notary's Signature

MY COMMISSION EXPIRES: 8/21/27

NOTARY'S SEAL