Karen Johnson Davidson County
Batch# 1288584 DEEDWARR
06/23/2025 02:36:30 PM 3 pgs
Fees: $18.00 Taxes: $1,572.50
20250623-0049125

STATE OF TENNESSEE
COUNTY OF ~~Davidson~~ Sumner

The actual consideration or value, whichever is greater, for this transfer is $425,000.00

Jennifer Russell
Affiant

Subscribed and sworn to before me, this 23 day of June, 2025.

Notary Public
My commission expires: 10/24/2025

KRISTEN M. TRAINI Notary Public At Large SUMNER COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
Signature Title Services, LLC
640 Broadmor Blvd., Ste. 100
Murfreesboro, TN 37129

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Doug Brooks **Craig Roberts**	**NEW OWNER**	**087020A05300CO**
336 Haddon Ct		
Franklin, TN 37067		

FOR AND IN 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 ACKNOWLEDGE, WE,

Erin Dias, Trustee of The 7509 Thornwood Court Trust

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Doug Brooks and Craig Roberts

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. 15, Final Plat of Cobblestone Landing, Phase 2A, of record in Instrument No. 20080220-0016775, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description of said property.

Being the same property conveyed to Erin Dias, Trustee of The 7509 Thornwood Court Trust, by Warranty Deed from Tracie Diane Bearden, unmarried, dated June 18, 2025, of record in Instrument No. 20250623-0049024, in the Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Sewer Easement ofrecord in Book 7079, Page 196 and Book 7083, Page 435; and Book 7607, Page 135, Register's Office for Davidson County, Tennessee.

Joint Access/Public Utility Easement of record in Book 8190, Page 75, Register's Office for Davidson County, Tennessee.

Waterline Easement of record in Book 11476, Page 233, Register's Office for Davidson County, Tennessee.

Stormwater Easement of record in Instrument 200311060163210, Register's Office for Davidson County, Tennessee.

Restriction Amendments of record in Instrument No. 20150409-0031383, Instrument No. 20160413-0035478, & Instrument No. 20160413-0035479, said Register's Office.

By-LawAmendment of record in Instrument No. 20160413-0035480, said Register's Office.

The lien of 2025 property taxes not yet due/payable.

Subject to any and all encumbrances, restrictions, easements, plats, covenants, rights, and conditions that may appear of record in the Register's Office of Davidson County, Tennessee.

This is improved (_X_) unimproved (_____) property known as 7509 Thornwood Ct, Mt Juliet, TN 37122.

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 in 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.

_____ Date: 6-18-25

The 7509 Thornwood Court Trust
By: Erin Dias
It's: Trustee

STATE OF TN

COUNTY OF Rutherford

Before me, the undersigned, a Notary Public in and for the said County and State, personally appeared **Erin Dias** with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged that she executed the forgoing instrument for the purpose therein contained and who further acknowledged that she is TRUSTEE OF The 7509 Thornwood Court Trust and that she is authorized by The 7509 Thornwood Court Trust to execute this instrument on its behalf.

Witness my hand, at office, this 18 day of June, 2025



_____
NOTARY PUBLIC

My Commission Expires: 12-2-28

Certificate of Authenticity

I, Katie Smith, 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 6/18/25.

Date

Affiant Signature

6/18/25

Date

State of TN
County of Rutherford

Sworn to and subscribed before me this 18 day of June, 2025.

Notary's Signature
My Commission Expires: 12.2.28

Notary's Seal (if on paper)

