WARRANTY DEED

Karen Johnson Davidson County
Batch# 1289294 DEEDWARR
06/24/2025 01:39:30 PM 3 pgs
Fees: $18.00 Taxes: $1,028.60
20250624-0049731

B-ELAM-25-618

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $278,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd DAY OF JUNE, 2025.

Notary Public

MY COMMISSION EXPIRES: 11-21-26
(AFFIX SEAL)

ELIZABETH J. BARNES
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

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)
Stephen Russell Tiller, II	Same	
(NAME)	(NAME)	
618 Brentmeadow Circle		**053 09 0 057.00**
(ADDRESS)	(ADDRESS)	
Madison, TN 37115		
(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, **KELSEY WEBBER AND JOSHUA WEBBER, WIFE AND HUSBAND,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **STEPHEN RUSSELL TILLER, II, UNMARRIED,** 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. 40-A, on the Plan of the ZONE LOT DIVISION, LOT 40, PHASE I, KIMBOLTON, of record in Plat Book 6900, Page 964, Said Register's Office.

Said Lot No. 40-A fronts 29.81 feet on the Northerly margin of Brentmeadow Circle and extends back 238.43 feet on the Westerly line and 220.14 feet on the broken Easterly line to a broken line in the rear measuring 79.58 feet thereon.

Being the same property conveyed to Kelsey Webber and Joshua Webber, wife and husband, by Warranty Deed from Donna S. Bowers, unmarried, of record in Instrument No. 20201216-0148982, in the Register's Office of Davidson County, Tennessee, dated November 23, 2020 and recorded on December 16, 2020.

This conveyance is subject to:
- Taxes and assessments for the year 2025 and subsequent years, not yet due and payable.
- Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of ZONE LOT DIVISION, LOT 40, PHASE I, KIMBOLTON, as recorded in Plat Book 6900, Page(s) 964.
- Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of PHASE I, KIMBOLTON, as recorded in Plat Book 6900, Page 276-278.
- Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 7265, Page 655, as amended in Book 7464, Page 969, Book 7470, Page 126, Book 7577, Page 553 and Book 7799, Page 50.
- Covenants, Conditions and Restrictions as set forth in Covenants and Restrictions Enforcement recorded in Instrument No. 20060126-0009811.
- Charter for Kimbolton Phase I Homeowners Association recorded as Book 7483, Page 982, as rerecorded in Book 7507, Page 67.
- By Laws for Kimbolton Homeowners' Association recorded as Instrument No. 20030226-0025658.
- Deed of Dedication recorded in Book 7653, Page 284.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **618 Brentmeadow Circle, Madison, Tennessee 37115**.

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 23 DAY OF JUNE, 2025.

Kelsey Webber

Joshua Webber

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, KELSEY WEBBER, 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 23rd of June, 2025.

Notary Public
My Commission Expires: _____
(SEAL)

MARGARET R MEANS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on
01/22/2029
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JOSHUA WEBBER, 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 23rd of June, 2025.

Notary Public
My Commission Expires: _____
(SEAL)

MARGARET R MEANS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on
01/22/2029
DAVIDSON COUNTY

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

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENT

I, **J. Carlton Drumwright**, 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 June 23, 2025.

J. Carlton Drumwright

June 23, 2025
Date

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn and subscribed before me on June 23, 2025.

Notary

My Commission Expires: 11/21/26

ELIZABETH J. BARNES
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY