Karen Johnson Davidson County
Batch# 1289952 DEEDWARR
06/25/2025 02:37:30 PM 3 pgs
Fees: $18.00 Taxes: $1,081.88
20250625-0050134

WARRANTY DEED

JAMIE MOONEY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

STATE OF TENNESSEE
COUNTY OF Rutherford
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $292,400.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20TH DAY OF JUNE, 2025.

Notary Public

MY COMMISSION EXPIRES: 11/20/2025

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Stewart Title Company
13026 Lebanon Road, Ste 100, Mount Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Tyler Trobee	SAME AS NEW OWNER	053-12-0-027.00
(NAME)	(NAME)	
114 Hamblen Avenue		
(ADDRESS)	(ADDRESS)	
Old Hickory, TN 37138		
(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 considerations, the receipt of which is hereby acknowledged, I/we **Charles C. Wooden and Lauren Wooden, husband and wife,** hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **Tyler Trobee, an unmarried man,** hereinafter called the GRANTEE(S), his/her/their 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 all of Lot No. 31, Block "C" on the Plan of Subdivision Map No. 3 of Life & Casualty Insurance Company Property at Old Hickory, Tennessee, of record in Plat Book 974, Page 11, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Joshua Cain Brown, unmarried man by Warranty Deed from Wooden Capital, LLC, a Limited Liability Company, dated 06/12/2018, of record in Instrument No. 20180614-0057243, Register's Office for Davidson County, Tennessee.

The said Joshua Cain Brown died intestate on 08/26/2023, leaving the said William J. Brown, personal Representative of the estate of Joshua Cain Brown, deceased, as evidenced in File No. 23P1858, Probate Court Clerk's Office for Davidson County, Tennessee.

Being the same property conveyed to Charles C. Wooden and Lauren Wooden, husband and wife by Warranty Deed from William J. Brown and Rhonda Brown, Heirs at Law of the estate of Joshua Cain Brown, dated 11/15/2023, of record in Instrument No. 20231122-0091190, Register's Office for Davidson County, Tennessee.

This conveyance is subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, (5) current year property taxes, and (6) other matters of public record.

unimproved ☐

This is Improved ☒ 114 Hamblen Avenue, Old Hickory, TN 37138
(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 GRANTEE(S), his/her/their 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), his/her/their 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.

Effective the 20th day of June, 2025.

Charles C. Wooden

Lauren Wooden

State of Tennessee
County of Wilson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Charles C. Wooden and Lauren Wooden**, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 20th day of June, 2025.

Notary Public:

My Commission Expires: 1.31.29

JENNIFER JONES
Notary Public At Large
WILSON COUNTY, TN

RETURN TO:
Stewart Title Company
13026 Lebanon Road, Ste 100
Mount Juliet, TN 37122

202506250050134

Tennessee Certification of Electronic Document

I, Jamie Mooney, 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 6/20/2025 (date of document).

Affiant Signature

6/20/2025
Date

State of TN

County of Rutherford

Sworn to and subscribed before me this 20 day of June, 2025.

Macy Hunter
Notary's Signature

MY COMMISSION EXPIRES: 2/24/26

NOTARY'S SEAL

