39B
2/3

**Prepared by:**
**Amy Cross Nance**
**Attorney at Law**
**103 Forrest Crossing Blvd Suite 205**
**Franklin, TN 37064**
**615-794-5644**

**STATE OF TENNESSEE**
**COUNTY OF Davidson**

**The actual consideration or value, whichever is greater, for this transfer is $560,000.00**

**Affiant**

**Subscribed and sworn to before me this 15th day of July, 2025.**

**Notary Public**
**My commission expires:** 7/3/28

Karen Johnson Davidson County
Batch # 1299735 DEEDWARR
07/18/2025 11 44 11 AM 3 pgs
Fees $18 00 Taxes $2,072 00
20250718-0056770

DESIREE D. MAXWELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

| Address of New Owner: | Send Tax Bills to: | Tax Information |
|---|---|---|
| Muriel Ann Mueller | FirstBank | 188-10-0C-141-00 |
| 1916 Grace Point Lane | 722 Columbia Avenue | |
| Nolensville, TN 37135 | Franklin, TN 37064 | |

# Warranty Deed

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged **Stoney Brooks and Eva Brooks, husband and wife** hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **Muriel Ann Mueller, unmarried woman,** hereinafter called the Grantee(s) their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 141 on the Plan of Final Plat, Carothers Crossing, Phase 3, Section 1, of record in Plat at Instrument No. 20170523-0051054, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Stoney Brooks and Eva Brooks, husband and wife, by deed from Regent Homes, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20190116-0004702, Register's Office for Davidson County, Tennessee, and dated January 15, 2019.

This conveyance is made subject to the following:

1. Taxes and assessments for the year 2025 and subsequent years which are not yet due and payable.

2. All matters appearing on the plan of Carothers Crossing of record in Instrument No 20170523-0051054 Register's Office for Davidson County, Tennessee.

3. Easement and Memorandum of Agreement of record in Instrument No 20070123-0009057 Register's Office for Davidson County, Tennessee

4 Stormwater Detention Agreement of record in Instrument No 20070702-0078659 Register's Office for Davidson County, Tennessee.

5 Inspection and Maintenance Agreement for Stormwater Management Facilities of record in Instrument No 20070810-0095900 Register's Office for Davidson County, Tennessee.

6. Easement for Sanitary Sewer Mains, Pumps, and Appurtenances of record in Instrument No. 20170302-0020826 Register's Office for Davidson County, Tennessee

7 Parking Easement and Maintenance Agreement of record in Instrument No 20180719-0070525 Register's Office for Davidson County, Tennessee.

8. Subject to the Covenant, Condition, or Restriction, recorded as Instrument #20070627-0076582, Supplemented in Instrument No 20070821-0099817 and Instrument No 20070821-0099818, amended in Instrument No. 20080515-0049892, Instrument No 20171002-0100688 in the official records of the Davidson County Register of Deeds.

9. Master Deed Restrictions of record in Instrument No 20070627-0076581 as amended in Instrument No 20080515-0049893 and Instrument No. 20171002-0100689, as corrected in Instrument No 20171220-0129697, as amended in Instrument No. 20180125-0008094 Register's Office for Davidson County, Tennessee.

10 Charter of Carothers Crossing Neighborhood Association of record in Instrument No. 20070307-0027908 Register's Office for Davidson County, Tennessee.

This property is improved property known as 1916 Grace Point Lane, Nolensville, TN 37135

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. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), their heirs and assigns, against the lawful claims of all persons whomsoever.

In Witness Whereof, the said, **Grantor**, hereunto set by hands and seals this 15th day of July, 2025

Stoney Brooks

Eva Brooks by Stoney Brooks, her Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 15th day of July, 2025, before me personally appeared Stoney Brooks, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed

Witness my hand, at office, this 15th day of July, 2025

Notary Signature
My commission expires: 11-21-27




STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 15th day of July, 2025, before me personally appeared Stoney Brooks to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Eva Brooks acknowledged that such person executed the same as the free act and deed of Eva Brooks

Notary Public

My Commission expires 11-21-27

