WARRANTY DEED

Karen Johnson Davidson County
Batch# 1302721 DEEDWARR
07/28/2025 08:01:30 AM 3 pgs
Fees: $18.00 Taxes: $3,052.13
20250728-0059134

File #25-TL-0101-C

(SEAL)

JOHN W BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 08-10-2027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $824,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24 DAY OF July, 2025.

Notary Public
MY COMMISSION EXPIRES: _____

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO

Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Kendall Tarpley Hildebrand and William Austen Hildebrand	**Fairway Independent Mortgage Corporation**	
(NAME)	(NAME)	
101 Portsmouth Cove	**4201 Marsh Lane**	**171 08 0C 023.00**
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027	**Carrollton, TX 75007**	
(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,

AMANDA CLAIBORNE BURAGE AND JOHN BENJAMIN BURAGE, A MARRIED COUPLE,

hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto

KENDALL TARPLEY HILDEBRAND AND WILLIAM AUSTEN HILDEBRAND, WIFE AND HUSBAND,

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. 23 on the Plan of SECTION TWO, of WILLIAMSBURG AT BRENTWOOD, of record in Plat Book 9700, Page 692, 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 Amanda Claiborne Burage and John Benjamin Burage, Wife and Husband, by Warranty Deed from Jeffrey A. Hazelip and Wife, Cheryl S. Hazelip, of record in Instrument No. 20181030-0107380, in the Register's Office of Davidson County, Tennessee, dated October 29, 2018 and recorded on October 30, 2018.

This conveyance is subject to:
* Property Taxes for the year 2025 and all subsequent years.
* Plat of SECTION TWO WILLIAMSBURG AT BRENTWOOD, as recorded in Plat Book 9700, Page(s) 692.
* Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of P.U.D. BOUNDARY WILLIAMSBURG AT BRENTWOOD, as recorded in Plat Book 9700, Page 76.
* Declaration of Covenants, Conditions and Restrictions recorded in Book 9931, Page 627 and as amended in Book 10301, Page 182; Book 10640, Page 953 and as Supplemented in Book 10853, Page 518.
* Charter for Williamsburg at Brentwood Homeowners Association, Inc. recorded in Book 9935, Page 42.
* Any and all existing easements and restrictions as shown of record not stated herein

This is ____ **unimproved** __X___ **improved** property known as: **101 Portsmouth Cove, Brentwood, TN 37027**.

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 24th day of July, 2025.

Amanda Claiborne Burage

John Benjamin Burage

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 24th day of July, 2025, before me personally appeared Amanda Claiborne Burage, 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 24th day of July, 2025.

JOHN W BISHOP
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 08-10-2027

Notary Signature
My commission expires:
STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 24th day of July, 2025, before me personally appeared John Benjamin Burage, 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 24th day of July, 2025.

JOHN W BISHOP
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 08-10-2027

Notary Signature
My commission expires:

True Copy Certification

I, **Tammy Carney,** 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 this the 24 day of July, 2025.

Affiant Signature
Date 7.24.25

State of TENNESSEE
County of DAVIDSON

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

Notary's Signature
MY COMMISSION EXPIRES: _____

JOHN W BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 08-10-2027