Karen Johnson Davidson County
Batch# 1303677 DEEDWARR
07/30/2025 02:56:30 PM 3 pgs
Fees: $18.00 Taxes: $2,005.40
20250730-0060319

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $542,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF JULY, 2025.

Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

ALEJANDRA HOLI
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 10-25-2026

THIS INSTRUMENT WAS PREPARED BY
Phoenix Title Services, LLC
121 1st Avenue South, Suite 200
Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NO(S).
HomeSimple LLC	NEW OWNER	181 10 0A 340.00
(NAME)	(NAME)	
7712 Tranquil Trl	7712 Tranquil Trl	
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027	Brentwood, TN 37027	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Patricia A. Hansen, Unmarried**, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **HomeSimple LLC, a Nevada limited liability company**, 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, to-wit:

The land referred to herein below is situated in the County of Davidson, State of Tennessee, and is described as follows:

Land in Davidson County, Tennessee, being Lot No. 914 on the Plan of AUTUMN OAKS, PHASE 9, A CLUSTER SUBDIVISION of record in Instrument No. 20150609-0053998, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more particular description of said lot.

Being the same property conveyed to Patricia A. Hansen and David M. Hansen, wife and husband, by Special Warranty Deed from NVR, Inc., a Virginia Corporation T/A Fox Ridge Homes, of record in Instrument No. 20160204-0010964, in the Register's Office of Davidson County, Tennessee, dated February 03, 2016, and recorded on February 04, 2016. The said David M. Hansen died on June 24, 2019, leaving Patricia A. Hansen as surviving tenant by the entirety.

THIS CONVEYANCE IS SUBJECT TO THE FOLLOWING:

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of AUTUMN OAKS, PHASE 9, A CLUSTER SUBDIVISION, as recorded in Instrument No. 20150609-0053998.
Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of P.U.D. BOUNDARY, AUTUMN OAKS, as recorded in Plat Book 6900, Page(s) 786.
Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20010912-0099443 as amended in Instrument No. 20030513-0064238 and Instrument No. 20101206-0096935.
Covenants, Conditions and Restrictions as set forth in Warranty Deed recorded in Book 6704, Page 397 and Book 6704, Page 405 as amended in Book 6968, Page 30.
Stormwater Detention Agreement as set forth in instrument recorded in Book 7760, Page 970; Instrument

No. 20040128-0010895 and Instrument No. 20050222-0018903.
Charter for Autumn Oaks Homeowners Association, Inc. recorded as Instrument No. 20010912-0099442.
Common Open Space Deed recorded as Instrument No. 20170124-0007579.
Resolution by The Autumn Oaks HOA Board of Directors recorded in Instrument No. 20100414-0028160.
Notice of Acceptance of Public Infrastructure recorded in Instrument No. 20101207-0097287.

This conveyance is further 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) property taxes for the current year and subsequent years, and (6) other matters of public record.

unimproved ☐
This is improved ☒ 7712 Tranquil Trl, Brentwood, TN 37027
(House No.) (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 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 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 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.

Effective the 30 day of July, 2025.

Patricia A Hansen

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public for the State and County the aforesaid,Patricia A Hansen, with whom I am personally acquainted (or who proved to me her identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 30 day of July, 2025.

Notary Public

Printed Name: the undersigned

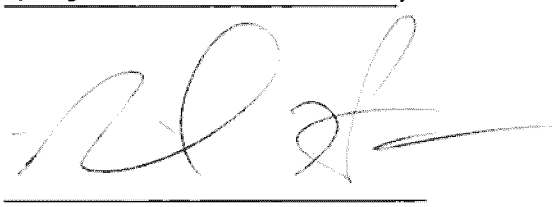
My Commission Expires: 1-21-26

WILLIAMSON COUNTY
KIMBERLY D. HICKS
STATE OF TENNESSEE NOTARY PUBLIC

RETURN TO:
Phoenix Title Services, LLC
121 1st Avenue South, Suite 200
Franklin, TN 37064

Certificate of Authenticity

I, Nick Harris, 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 **July 30, 2025**.



Affiant Signature

7/30/25

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this **30** day of **July**, 20**25**.



Notary's Signature

My Commission Expires: 3/9/27

Date

