Karen Johnson Davidson County
Batch# 1321606 DEEDWARR
09/15/2025 07:59:30 AM 3 pgs
Fees: $18.00 Taxes: $2,497.50
20250915-0073135

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $675,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11 DAY OF SEPTEMBER, 2025.

Notary Public

MY COMMISSION EXPIRES: 1/13/26 (AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

B-KW-25-609

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)
Michael Hill and Deborah Hill	**New Owner**	
(NAME) **609 Logwood Briar Circle**	(NAME)	**172 13 0A 089.00**
(ADDRESS) **Brentwood, TN 37027**	(ADDRESS)	
(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, **THOMAS M. BROOKS AND WIFE, DANNA E. BROOKS,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **MICHAEL HILL AND DEBORAH HILL, A HUSBAND AND WIFE,** 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, Lot No. 49 on the Plan of SECTION TWO, WILLIAMS GROVE, of record in Plat Book 9700, Pages 902-906, register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Thomas M. Brooks and wife, Danna E. Brooks, by Warranty Deed from R. Ronald Shepps and wife, Florence P. Shepps, of record in Instrument No. 20020903-0105946, in the Register's Office of Davidson County, Tennessee, dated August 29, 2002, and recorded on September 03, 2002.

This conveyance is subject to:
- Taxes and assessments for the year 2025 and subsequent years.
- Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of SECTION TWO, WILLIAMS GROVE, as recorded in Plat Book 9700, Page(s) 902-906.
- Declaration of Covenants, Conditions and Restrictions recorded in Book 10741, Page 678, as amended in Book 11167, Page 755; Book 11643, Page 316 and Instrument No. 20010514-0049490 and supplemented in Instrument No. 199912060300190,.
- Charter for Williams Farm Homeowners Association, Inc. recorded as Book 10741, Page 669 as being amended in Book 10741, Page 671 and Instrument No. 20010618-0064214.
- Common Open Space Deed recorded as Instrument No. 20010514-0049489.
- Any and all existing easements and restrictions as shown of record not stated herein

This is improved property known as: **609 Logwood Briar Circle, Brentwood, Tennessee 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 10 DAY OF SEPTEMBER, 2025.

Thomas M. Brooks

Thomas M. Brooks

Danna E. Brooks

Danna E. Brooks

STATE OF ~~TENNESSEE~~ Colorado
COUNTY OF ~~DAVIDSON~~ Boulder

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, THOMAS M. BROOKS, 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 10 of September, 2025.

Notary Public
My Commission Expires: 12/11/2025
(SEAL)

TIFFINY RAMIREZ
NOTARY PUBLIC - STATE OF COLORADO
NOTARY ID 20094038204
MY COMMISSION EXPIRES DEC 11, 2025

STATE OF ~~TENNESSEE~~ Colorado
COUNTY OF ~~DAVIDSON~~ Boulder

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, DANNA E. BROOKS, 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 10 of September, 2025.

Notary Public
My Commission Expires: 12/11/2025
(SEAL)

TIFFINY RAMIREZ
NOTARY PUBLIC - STATE OF COLORADO
NOTARY ID 20094038204
MY COMMISSION EXPIRES DEC 11, 2025

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

CERTIFICATE OF AUTHENTICITY

I, K. Thomas Sidwell, do hereby make oath that I am a licensed attorney and/or 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 11th day of September, 2025.

K. Thomas Sidwell
Date: 9-11-25

STATE OF TN

COUNTY OF Williamson

Sworn to and subscribed before me this 11th day of September, 2025.

Kimberly D Hicks
Notary Public
My Commission Expires: 1-21-26

