This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

Karen Johnson Davidson County
Batch# 1328521 DEEDWARR
10/01/2025 08:08:30 AM 4 pgs
Fees: $23.00 Taxes: $1,739.00
20251001-0077888

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Actual consideration or value, whichever is greater is $470,000.00.

Affiant

Subscribed and sworn before me this the 25th day of September, 2025.

Notary Public
My commission expires: 11/15/2028

TIANNA GRAYMAN
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Thomas J. Rowbottom 501 Moncrief Ave. Goodlettsville, TN 37072	New Owner	025-03-0 012.00

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **DENNIS DEWAYNE HILL, UNMARRIED, AND KIMBERLY OSTROSKY F/K/A KIMBERLY ANN HILL, UNMARRIED**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **TOM J. ROWBOTTOM A/K/A THOMAS J. ROWBOTTOM, AN UNMARRIED MAN AND CYNTHIA A. MATTERA, AN UNMARRIED WOMAN, AS JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP**, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in the 10th, formerly the 20th, Civil District of Davidson County, Tennessee, being the westerly half of Lot No. 56 on the Revised Map of the Moncrief Subdivision, being the northerly part of the Allen Mathes Land at Goodlettsville, and described accordingly:

Beginning at a point on the easterly margin of Moncrief Avenue, the northwest corner of said Lot No. 56 and the southwest corner of Lot No. 55 on said plan, and running thence southerly and southeasterly with the margin of said Avenue, one half the distance to the northeast corner of said Lot No. 56; thence northwardly 325 feet more or less to the southerly boundary line of said Lot No. 55; thence westerly with the line between said Lots Nos. 55 and 56, 275 feet to the beginning.

Being the same property conveyed to Dennis Dewayne Hill and Kimberly Ann Hill, husband and wife, by deed dated 01/12/2018, from Matthew Gene Hayes and Shanda Lynne Hayes, husband and wife, of record in Instrument No. 20180124-0007372, Register's Office for said County. Final Divorce Decree filed of record in Case No. 24D203, in the Fourth Circuit Court of Davidson County, Tennessee.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 501 Moncrief Ave., Goodlettsville, TN 37072.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 hand this the 24th day of September, 2025.

Kimberly Ostrosky f/k/a Kimberly Anna Hill

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Kimberly Ostrosky f/k/a Kimberly Anna Hill, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 24th day of September, 2025.

My commission expires:

7/17/2028

Notary Public



Witness my hand this the 25th day of September, 2025.

Dennis Dewayne Hill

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Dennis Dewayne Hill, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 25th day of September, 2025.

My commission expires:

9-7-26

Notary Public



Certificate of Authenticity

I, Joshua A. Terry, 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 9/24/25 & 9/25/25.

Affiant Signature – Joshua A. Terry

9/29/25

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 9/29/25.

Notary Public

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires: 5-10-27