Karen Johnson Davidson County
Batch# 1333704 DEEDWARR
10/14/2025 02:13:30 PM 3 pgs
Fees: $18.00 Taxes: $2,164.50
20251014-0081820

WARRANTY DEED

MARY KATHRYNE LAWSON
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on
05/09/2026
DAVIDSON COUNTY

File No. ML-25-11291

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $585,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th day of October, 2025

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kila Legler	**New Owner**	
(NAME)	(NAME)	087-02-0A-053.00-CO
7509 Thornwood Court		
(ADDRESS)	(ADDRESS)	
Mt. Juliet, TN 37122		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/we, **Doug Brooks, married man, and Craig Roberts, married man,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Kila Legler, single woman,** HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, A 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. 15 on the Plan of Final Plat Cobblestone Landing, Phase 2A, of record in Plat at Instrument No. 20080220-0016775, 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 Tracie Diane Bearden, married by Warranty Deed from Dustin S. Delgado and Rachel D. Delgado, husband and wife of record in Instrument No. 20150608-0053605 Register's Office for Davidson County, Tennessee, dated June 04, 2015 and recorded on June 08, 2015.

Being the same property conveyed to Erin Dias, Trustee of The 7509 Thornwood Court Trust by Warranty Deed from Tracie Diane Bearden, unmarried of record in Instrument No. 20250623-0049024 Register's Office for Davidson County, Tennessee, dated July 18, 2025 and recorded on July 23, 2025.

Being the same property conveyed to Doug Brooks and Craig Roberts by Warranty Deed from Erin Dias, Trustee of The 7509 Thornwood Court Trust of record in Instrument No. 20250623-0049125 Register's Office for Davidson County, Tennessee, dated June 18, 2025 and recorded on June 23, 2025.

The subject property was not a marital residence of Grantors and as such is not subject to any marital or homestead interest.

This is property more commonly known as 7509 Thornwood Court, Mt. Juliet, TN 37122.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2025 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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.

Witness my/our hand this 14th day of October, 2025.

Doug Brooks

Craig Roberts

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 14th day of October, 2025, before me personally appeared Doug Brooks and Craig Roberts, 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 14th day of October, 2025.

Notary Signature
My commission expires:

JOHN HINTON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 03-04-2028

Certificate of Authenticity

I, Mary Kathryne Lawson, 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 **October 14, 2025**.

Date

Affiant Signature

October 14, 2025

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this **14th** day of **October**, 20**25**.

Notary's Signature

ADELANDA E. DILWORTH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD
MY COMM. EXPIRES DEC 19, 2028

My Commission Expires: _____

Date

Notary's Seal (if on paper)