Karen Johnson Davidson County
Batch# 1350746 DEEDWARR
11/25/2025 12:02:30 PM 3 pgs
Fees: $18.00 Taxes: $2,756.50
20251125-0094088

20251429R



STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value, whichever is greater, for this transfer is $745,000.00

Affiant

Subscribed and sworn to before me, this the 24 day of November, 2025.

Notary Public

My commission expires: 9/7/2026

THIS INSTRUMENT WAS PREPARED BY
Windmill Title, LLC
7103 Bakers Bridge Ave., Ste 103
Brentwood, TN 37027
Phone: (615) 613-0483

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Information for Reference Purposes:
Levitica Yvette Rogers and Ronald Rogers	NEW OWNERS	**188-10-0A-014-00**
1132 Princeton Hills Drive		
Nolensville, TN 37135		

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 CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Eric K. Wille and Brittany Kruglick N/K/A Brittany Wille, husband and wife

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Levitica Yvette Rogers and Ronald Rogers

HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 14 on the Plan of Carothers Crossing, Phase 1, Final Plat Subdivision of record in Plat at Instrument No. 20070614-0071367, 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 Eric K Wille, a single man by Warranty Deed from Amanda R. Redden, a single woman of record in Instrument No. 20230421-0029500 Register's Office for Davidson County, Tennessee, dated April 20, 2023 and recorded on April 21, 2023.

Being the same property conveyed to Eric K. Wille, a single man and Brittany Kruglick, a single woman, as Joint Tenants with Rights of Survivorship by Quitclaim Deed from Eric K. Wille, a single man of record in Instrument No. 20230830-0067864 Register's Office for Davidson County, Tennessee, dated August 29, 2023 and recorded on August 30, 2023.

This conveyance is subject to all recorded declarations, covenants, conditions, restrictions, planning documents and easements of public record in said Register's Office, all applicable governmental and zoning regulations, and a lien for taxes for the current year, which have been prorated and assumed by Grantee.

This is improved (_X__) unimproved (____) property known as 1132 Princeton Hills Drive, Nolensville, TN 37135.

[signatures appear on the following page]

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 HANDS EFFECTIVE AS OF 25th day of November, 2025:

Eric K. Wille

Brittany Wille

STATE OF Texas)
) **INDIVIDUAL ACKNOWLEDGEMENT**
COUNTY OF Denton)

Personally appeared before me, a Notary Public of said County and State, Eric K. Wille and Brittany Wille, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this the 19 day of November, 2025.

My Commission Expires: 10/21/26

Notary Public

ROGER SAMPSON
Notary Public, State of Texas
Comm. Expires 10-21-2026
Notary ID 12948592-0

Certificate of Authenticity

I, Holly A. Mason, 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 November 24, 2025.

Affiant Signature

11/24/25
Date

State of Tennessee
County of Davidson

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

Notary's Signature

(Notary Seal)

ASHLEE D. PAGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 9/7/2026