Karen Johnson Davidson County
Batch# 1364246 DEEDWARR
12/31/2025 02:40:30 PM 3 pgs
Fees: $18.00 Taxes: $1,306.10
20251231-0104648

RECORD AND RETURN TO:
Limestone Title, LLC
580 Franklin Rd.
Suite 203
Franklin, Tennessee 37069
File No.: LTB-36083-25

WARRANTY DEED	STATE OF TENNESSEE COUNTY OF Montgomery THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $353,000.00. AFFIANT SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23 day of December, 2025 NOTARY PUBLIC My commission expires: 11/15/26

TIARRA GRAYMAN
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

THIS INSTRUMENT PREPARED BY:
Limestone Title, LLC, 580 Franklin Road, Suite 203, Franklin, Tennessee 37069

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ruben Gonzales 917 Anita Drive Old Hickory, TN 37138	Same address as new owner	044-13-0-017.00 (part of)?

FOR AND IN CONSIDERATION of the sum of THREE HUNDRED FIFTY THREE THOUSAND AND 00/100 Dollars ($353,000.00) and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **HAWKWOOD LANE, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **RUBEN GONZALES**, hereinafter called the Grantee(s), their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Lying and being in Davidson County, Tennessee, and being Unit No. 917 of Homes at 917 and 919 Anita Drive, as established by that Declaration of Covenants, Conditions, and Restrictions for Homes at 917 and 919 Anita Drive, a horizontal property regime with private elements, a planned united development, of record in Instrument #20250813-0064484, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Hawkwood Lane, LLC, a Tennessee limited liability company, from Douglas A. Brooks, a married man, by Warranty Deed dated October 11, 2024 and recorded October 14, 2024 in Instrument 20241014-0079173, said Register's Office.

Being the same property conveyed to Douglas A. Brooks from Angela Ullman by Warranty Deed dated August 8, 2008 and recorded August 12, 2008 in Instrument #20080812-0082880, said Register's Office.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

This is ___unimproved _XX_ improved property, known as: 917 Anita Drive, Old Hickory, TN 37138

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the current year property taxes, which taxes are being prorated between the parties.

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this 23rd day of December, 2025

GRANTOR(S)

Hawkwood Lane, LLC, a Tennessee Limited Liability Company

By:_____
Gladys Nangami Simiyu, Sole and Managing Member

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public, of said County and State, Gladys Nangami Simiyu, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Sole and Managing Member of Hawkwood Lane, LLC, within named bargainor and that she as such Sole and Managing Member, executed the foregoing instrument for the purposes therein contained by signing the name of the company by herself as Sole and Managing Member.

WITNESS my hand and seal, this the 23rd day of December, 2025

JULIE COONE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

_____
Notary Public

Julie Coone
Printed Notary Name

My commission expires: 6-24-27

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 12/23/25.

Affiant Signature – Joshua A. Terry

12/30/2025

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 12/30/2025.

Notary Public

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires: 5·10·27