Prepared by:
Amy Cross Nance
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615-794-5644

SHERI ENGEL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is ~~$639,000.00~~ $633,037.00

Affiant

Subscribed and sworn to before me this 24th day of July, 2026.

Notary Public
My commission expires: 11-21-27

Karen Johnson Davidson County
Batch# 1451597 DEEDWARR
07/24/2026 03:46:30 PM 4 pgs
Fees: $23.00 Taxes: $2,342.24
20260724-0067798

Address of New Owner:	Send Tax Bills to:	Tax Information
David Cagna and Helen Cagna 607 Quiet Circle Nolensville, TN 37135	CrossCountry Mortgage, LLC. 2160 Superior Avenue Cleveland, OH 44114	188-10-0C-246-00

Warranty Deed

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged **William Hilton, a married man,** hereinafter referred to as Grantor(s), has bargained and sold, and does hereby transfer and convey to **David Cagna and Helen Cagna, husband and wife** hereinafter called the Grantee(s) their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 246 on the Plan of Final Plat of Carothers Farms, Phase 3, Section 3, of record in Plat at Instrument No. 20191126-0122176, being corrected by Scrivener's Affidavit of Plat Correction in Instrument No. 20200207-0014664, 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 William Hilton, a single person, by deed from Regent Homes, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20211022-0142543, Register's Office for Davidson County, Tennessee, and dated October 22, 2021.

This conveyance is made subject to the following:

1. Taxes and assessments for the year 2026 and subsequent years which are not yet due and payable.

2. All matters appearing on the plan of Carothers Farms, Phase 3, Section 3, of record in Plat at Instrument No. 20191126-0122176, being corrected by Scrivener's Affidavit of Plat Correction in Instrument No. 20200207-0014664 Register's Office for Davidson County, Tennessee.

3. Declaration of Restrictions and Covenants for Stormwater Facilities and Systems of record in Instrument No. 20171116-0117787 and Instrument No. 20171116-0117788 Register's Office for Davidson County, Tennessee.

4. Assignment and Assumption of Declarant Rights dated September 26, 2017 of record in Instrument No. 20171002-0100690 Register's Office for Davidson County, Tennessee.

5. Subject to the Covenant, Condition, or Restriction, recorded as Instrument #20070627-0076582, Instrument No. 20070821-0099817, Instrument No. 20070821-0099818, Instrument No. 20080515-0049892, and Instrument No. 20171002-0100689, corrected by Scriveners Affidavit in Instrument No. 20171220-0129697, and Supplemented in Instrument No. 20200803-0085638 in the official records of the Davidson County Register of Deeds.

6. Master Deed Restrictions of record in Instrument No. 20070627-0076581 as amended in Instrument No. 20080515-0049893 and Instrument No. 20180125-0008094 Register's Office for Davidson County, Tennessee.

7. Charter of Carothers Crossing Neighborhood Association of record in Instrument No. 20070307-0027908 Register's Office for Davidson County, Tennessee.

This property is improved property known as 607 Quiet Circle, Nolensville, TN 37135

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. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), their heirs and assigns, against the lawful claims of all persons whomsoever.

In Witness Whereof, the said, **Grantor**, hereunto set by hands and seals this 24th day of July, 2026.

William Hilton

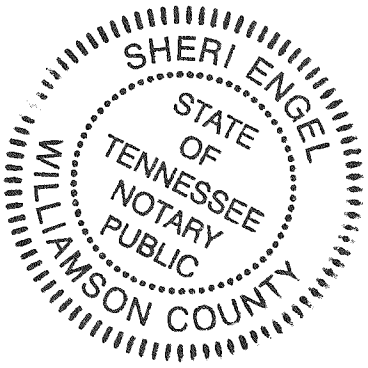
Starla Talavera, who joins in this conveyance of waiving any marital interest that she may have in the property

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 24th day of July, 2026, before me personally appeared William Hilton and Starla Hilton, 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 24th day of July, 2026.

Notary Signature
My commission expires: 11-21-2027



I, Amy Cross Nance, 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 this 24th day of July 2026

Dated 7-24, 2026

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me the within named Amy Cross Nance who made oath that she has read the foregoing Affidavit and the things and matters contained therein are true. The Affiant did further acknowledge that she executed the within described document for the purpose of herein described.

Witness my hand and official seal this 24th day of July, 2026

My commission expires: 3/4/29

Notary Public

EMILY HOBBY
TENNESSEE
NOTARY
PUBLIC
COUNTY OF MARSHALL