Karen Johnson Davidson County
Batch# 1265327 DEEDWARR
04/28/2025 11:29:30 AM 3 pgs
Fees: $18.00 Taxes: $1,430.05
20250428-0032450

THIS DOCUMENT PREPARED BY:
Heritage Title & Escrow Company, Inc.
123 5th Avenue North
Franklin, TN 37064
(615) 790-8116

File Number: 25-5008
Parcel ID: 161-13-0-003

Property Address:
5709 Brentwood Meadows Circle, Brentwood, TN 37027

---Above This Line Reserved For Official Use Only---

Warranty Deed

Send Tax Statements To:
CMG MORTGAGE, INC
3160 CROW CANYON RD, STE 400
SAN RAMON, CA 94583

Name and Address of New Owner:
DAPHNE AMBER DELGADO
5709 BRENTWOOD CIRCLE
BRENTWOOD, TN 37027

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **I, GRANT A. GILL, an unmarried man,** hereinafter referred to as "Grantors", have this day bargained and sold, and by these presents do hereby transfer and convey unto of **DAPHNE AMBER DELGADO, a single woman**, hereinafter referred to as "Grantee", the following lands and property, together with all improvements located thereon, lying in the **County of Davidson**, State of Tennessee, to-wit:

Land in Davidson County, Tennessee, being Lot 28-A, Brentwood Meadows, Section Two, Zone Lot Division, Lot 28, as shown on plat of record in Plat Book 5200, page 782, amended in Book 6250, page 672, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to GRANT A. GILL, an unmarried man by Deed dated February 2, 2021 from ERIK MITCHELL FALKENBERG LL, a Tennessee Limited Liability Company, recorded February 3, 2021, in Instrument Number 20210203-0015533, in the Official Records of Davidson County, Tennessee.

This is improved property known as, 5709 Brentwood Meadows Circle, Brentwood, TN 37027.

TO HAVE AND TO HOLD same unto Grantee, and unto Grantee's heirs and assigns forever, with all appurtenances thereunto belonging.

AND I DO COVENANT with said Grantee, their heirs, and assigns, that I am lawfully seized and possessed of said property, that I have a good and lawful right to sell and convey the same, and that it is free from any lien or encumbrance whatsoever with the following exceptions:

1. 2025 Davidson County property taxes are a lien not yet due and payable.

2. All matters on the Plan of record in Plat Book 5200, page 782, Book 6250, page672, Register's Office for Davidson County, Tennessee.

3. Declaration of Covenants, Conditions and Restrictions of record in Book 6291, page 292, Book 6771, page 442, Register's Office for Davidson County, Tennessee.

AND I DO FURTHER COVENANT and bind myself, my heirs and assigns, to warrant and defend the title hereto against lawful claims and demands of all persons whomsoever.

IN TESTIMONY WHEREOF, I have hereunto set my signature, this 24 day of April, 2025.

GRANT A. GILL

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

PERSONALLY appeared before me, the undersigned, a Notary Public in and for said county and state, the within named GRANT A. GILL, with whom I am personally acquainted (or upon sufficient evidence provided) and who acknowledged that they, executed the within instrument for the purposes therein contained as their free act and deed.

WITNESS my hand and official seal this 24 day of April, 2025.

SANDY McCOLLUM NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

Notary Public

My Commission Expires:
7/18/2027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

I CERTIFY and do hereby swear or affirm that the actual consideration or value, whichever is greater for this transfer is the sum of $386,500.00.

Affiant

SWORN TO and subscribed before me on this 24TH day of April, 2025.

Notary Public

My Commission Expires:

CARMEN COATS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES 3-3-2026

Tennessee Certification of Electronic Document

I, Steven T. Morris, 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 April 24, 2025.

Affiant Signature

28th day of April, 2025

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 28th day of April, 2025

Notary's Signature

MY COMMISSION EXPIRES: 1/24/2028

NOTARY'S SEAL

CATHERINE DESIMONE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-24-2028