THIS INSTRUMENT WAS PREPARED BY	STATE OF TENNESSEE
Bankers Title & Escrow Corporation 5107 Maryland Way Brentwood, TN 37027 P25-17071-BW	COUNTY OF Davidson THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR ~~THIS TRANSFER~~ IS $ 575,000.00. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27 DAY OF June, 2025. Notary Public MY COMMISSION EXPIRES: _____ (AFFIX SEAL)

ANDERSON COUNTY NOTARY PUBLIC STATE OF TENNESSEE Commission Expires 09-07-2029

Karen Johnson
Batch # 1292364
07/01/2025 11 33 48 AM
Fees $18 00 Taxes $2,127 50

Davidson County
DEEDWARR
3 pgs

20250701-0051816

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Michelle Beach Kernan and Kevin Kernan, Trustees, of the Michelle Beach Kernan Revocable Living Trust dated March 10, 2025	New Owner	
2029 Balmoral Pl		171-04-0C-041.00-CO
Wilmington, NC 28405-5212		
(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, WE, **Thomas Harwood Eubank, III and Charles Richard Stewart (aka Richard Charles Stewart), Successor Trustees of The Diane Deters Irrevocable Trust dated October 27, 2015**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Michelle Beach Kernan and Kevin Kernan, Trustees, of the Michelle Beach Kernan Revocable Living Trust dated March 10, 2025**

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

The following described real estate, lying and being in Davidson County, Tennessee, more particularly bounded and described, to wit:

Being Unit No. 41 as set forth in the Master Deed and Bylaws for Barrington Place, a Horizontal Property Regime With Private Elements, of record in Instrument 20050914-0110701 and corrected in Instrument 20051025-0128696, P.U.D. Boundary Survey of record in Instrument 20050404-0036360, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more particular description of said property.

Being the same property conveyed to Diane Cristina, unmarried by Special Warranty Deed from Newmark Homes, L.P., a Texas Limited Partnership of record in Instrument No. 20061004-0123155 Register's Office for Davidson County, Tennessee, dated September 28, 2006 and recorded on October 04, 2006.

Scrivener's Affidavit of Correction of recorded on February 10, 2023,of recorded in Instrument No. 20230210-0009920,

Being the same property conveyed to Diane Cristina Deters, appearing as Trustee of The Diane Deters Irrevocable Trust by Quitclaim Deed from Diane Cristina Deters of record in Instrument No. 20151120-0117821 Register's Office for Davidson County, Tennessee, dated October 27, 2015 and recorded on November 20, 2015.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is improved property known as **919 Catlow Ct, Brentwood, TN 37027**

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 our hands this the 26 day of June, 2025.

The Diane Deters Irrevocable Trust dated October 27, 2015

BY: Thomas H. Eubank III
Thomas Harwood Eubank III, Successor Trustee

STATE OF Tennessee
COUNTY OF Shelby

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Thomas Harwood Eubank, III** with whom I am personally acquainted and who upon his oath acknowledged himself to be the **Successor Trustee** of the **The Diane Deters Irrevocable Trust,** the within named bargainor, and Trust, and that he as such Successor Trustee being authorized to do so, execute the foregoing instrument for the purposes therein contained by signing the name of the Trust, by the said **Thomas Harwood Eubank, III** as such **Successor Trustee.**

Witness my hand and official seal this the 26 day of June, 2025.

My Commission expires: 6/6/2029

Daniel L Stephens
Notary Public

DANIEL L. STEPHENS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SHELBY
My Comm. Expires 6/6/2029

The Diane Deters Irrevocable Trust dated October 27, 2015

BY: _____
Charles Richard Stewart, Successor Trustee

STATE OF _____
COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Charles Richard Stewart (aka Richard Charles Stewart)** with whom I am personally acquainted and who upon his oath acknowledged himself to be the **Successor Trustee** of the **The Diane Deters Irrevocable Trust,** the within named bargainor, and Trust, and that he as such Successor Trustee being authorized to do so, execute the foregoing instrument for the purposes therein contained by signing the name of the Trust, by the said **Charles Richard Stewart (aka Richard Charles Stewart)** as such **Successor Trustee.**

Witness my hand and official seal this the ____ day of _____, _____.

My Commission expires: _____

_____
Notary Public

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 our hands this the ____ day of _____, _____

The Diane Deters Irrevocable Trust dated October 27, 2015

BY: _____
Thomas Harwood Eubank III, Successor Trustee

STATE OF _____
COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Thomas Harwood Eubank, III** with whom I am personally acquainted and who upon his oath acknowledged himself to be the **Successor Trustee** of the **The Diane Deters Irrevocable Trust,** the within named bargainor, and Trust, and that he as such Successor Trustee being authorized to do so, execute the foregoing instrument for the purposes therein contained by signing the name of the Trust, by the said **Thomas Harwood Eubank, III** as such **Successor Trustee.**

Witness my hand and official seal this the ____ day of _____, _____

My Commission expires: _____ _____
Notary Public

The Diane Deters Irrevocable Trust dated October 27, 2015

BY: _____
Charles Richard Stewart, Successor Trustee

STATE OF GA
COUNTY OF Forsyth

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Charles Richard Stewart (aka Richard Charles Stewart)** with whom I am personally acquainted and who upon his oath acknowledged himself to be the **Successor Trustee** of the **The Diane Deters Irrevocable Trust,** the within named bargainor, and Trust, and that he as such Successor Trustee being authorized to do so, execute the foregoing instrument for the purposes therein contained by signing the name of the Trust, by the said **Charles Richard Stewart (aka Richard Charles Stewart)** as such **Successor Trustee**

Witness my hand and official seal this the 26 day of June, 2025

My Commission expires. 12/5/28 _____
Notary Public

LEONID SAKSON
NOTARY PUBLIC
FORSYTH County
State of Georgia
My Comm Expires 12/5/2028