This instrument prepared by
Momentum Title, LLC
131 Saundersville Road
Suite #130
Hendersonville, TN 37075
File Number 9-6533-AP

Return to:
Brentwood Title & Escrow, LLC
725 Cool Springs Blvd #100
Franklin, TN 37067

Karen Johnson Davidson County
Batch # 1302028 DEEDWARR
07/25/2025 09 58 45 AM 2 pgs
Fees $13 00 Taxes $1,080 03

20250725-0058845

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is $291,900 00

Affiant

Subscribed and sworn to before me, this the 24th day of July, 2025

M LYNN BODDEN NOTARY PUBLIC AT LARGE WILLIAMSON CO TENN

Notary Public
My Commission Expires 9-29-2025

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Janine C Burton 5803 Brentwood Trace Brentwood, TN 37027	United Wholesale Mtg PO Box 202028 Florence, SC 29502	160-14-0B-099-00

WARRANTY DEED

For valuable consideration, the receipt of which is hereby acknowledged, Brandon Lynn Gibson, unmarried man (individually and/or collectively, "Grantor"), transfer and convey unto Janine C Burton, an unmarried woman (individually and/or collectively, "Grantee"), a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING UNIT 5803, ON THE PLAN OF 2ND REVISION BRENTWOOD TRACE CONDOMINIUMS, OF RECORD IN PLAT BOOK 5200, PAGE 261, REGISTER'S OFFICE FOR DAVIDSON, TENNESSEE

Being the same property conveyed to Brandon Lynn Gibson, unmarried man, by Warranty Deed from Ribbon Home SPV II, LLC, a Delaware Limited Liability Company, dated August 10, 2022 and recorded August 12, 2022, of record in Instrument No 20220812-0091909, in the Register's Office of Davidson County, Tennessee

This is improved property located at **5803 Brentwood Trace, Brentwood, TN 37027**

This conveyance is made subject to 1) property taxes for the year 2025 a lien not yet due and payable Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying the prorated share thereof to the Grantee who will be responsible for payment of said taxes, 2) all applicable zoning ordinances, 3) utility, sewer, drainage and other easements of record, 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, 5) building restrictions, and 6) other matters of public record

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, their heirs and assigns forever, and I/we do covenant with the said Grantee 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 I/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, their heirs and assigns, against the lawful claims of all persons whomsoever Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders

IN WITNESS WHEREOF, Grantor has executed this instrument on this 22nd day of July, 2025

GRANTOR

Brandon Lynn Gibson

STATE OF FLORIDA
COUNTY OF ~~Indian River~~

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Brandon Lynn Gibson, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the foregoing instrument for the purposes therein contained

JV ~~X~~ DL Driver License
physical presence

WITNESS my hand and seal at office this 22nd day of July, 2025

ROSA BARAJAS
Notary Public - State of Florida
Commission # HH 391686
My Comm. Expires Aug 17, 2027
Bonded through National Notary Assn.

Notary Public Rosa Barajas
My Commission expires ~~8-17-2027~~