This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

Karen Johnson Davidson County
Batch# 1313174 DEEDWARR
08/21/2025 02:28:30 PM 4 pgs
Fees: $23.00 Taxes: $2,775.00
20250821-0067123

STATE OF TENNESSEE
COUNTY OF Wilson

Actual consideration or value, whichever is greater is $750,000.00.

Affiant

Subscribed and sworn before me this the 20th day of August, 2025.

Notary Public
My commission expires: 1.31.26

WILSON COUNTY TN
JENNIFER JONES
Notary Public
At Large

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Gulherme Passos 5113 Mountainbrook Cir. Hermitage, TN 37076	Ameris Bank 1805 Parkway Pl. #400 Marietta, GA 30067	085-04-0A 234.00

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, CATHY ANN MAXWELL TENNESSEE INVESTMENT SERVICES TRUST AND KELLY J. MAXWELL TENNESSEE INVESTMENT SERVICES TRUST, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to GULHERME PASSOS AND CASEY FLANNERY, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 234 on the Final Plat of The Reserve at Stone Hall, formerly Eversong at Ravenwood, Phase 1, Section 2B, Planned Unit Development, of record in Instrument No. 20131014-0107217, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Kelly J. Maxwell, Trustee of the Cathy Ann Maxwell Tennessee Investment Services Trust and Cathy Ann Maxwell, Trustee of the Kelly J. Maxwell Tennessee Investment Services Trust, by deed dated 03/17/2023, from Cathy Ann Maxwell and Kelly J. Maxwell, wife and husband, of record in Instrument No. 20230324-0021372, Register's Office for said County.

Also being the same property conveyed to Cathy Ann Maxwell and Kelly Maxwell, wife and husband, by deed dated 01/29/2015, from Meritage Homes of Tennessee, Inc., an Arizona corporation, of record in Instrument No. 20150205-0010812, Register's Office for said County.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 5113 Mountainbrook Cir., Hermitage, TN 37076.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 my hand this the 18th day of August, 2025.

Kelly J. Maxwell Tennessee Investment Services Trust

BY: Cathy Ann Maxwell
Cathy Ann Maxwell, Trustee

STATE OF Utah

COUNTY OF Salt Lake

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Cathy Ann Maxwell, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who upon theri oath acknowledged themselves to be the Trustee of the within named bargainor, a Trust, and that they, as such Trustee, executed the foregoing instrument for the purposes therein contained by signing the name of the Kelly J. Maxwell Tennessee Investment Services Trust by the said Cathy Ann Maxwell as such Trustee.

Witness my hand and official seal this 18th day of August, 2025.

My commission expires: 9/11/25

Connie L Holmes
Notary Public

CONNIE L HOLMES
Notary Public - State of Utah
Comm. No. 719501
My Commission Expires on
Sep 11, 2025

Witness my hand this the 20th day of August, 2025.

Cathy Ann Maxwell Tennessee Investment Services Trust

BY: _____, Trustee
Kelly J. Maxwell, Trustee

STATE OF TENNESSEE)
COUNTY OF Davidson

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Kelly J. Maxwell, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who upon their oath acknowledged themselves to be the Trustee of the within named bargainor, a Trust, and that they, as such Trustee, executed the foregoing instrument for the purposes therein contained by signing the name of the Cathy Ann Maxwell Tennessee Investment Services Trust by the said Kelly J. Maxwell as such Trustee.

Witness my hand and official seal this 20th day of August, 2025.

My commission expires: 6/14/2026

_____
Notary Public

D. SHAYNE ADAIR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

CERTIFICATE OF AUTHENTICITY

I, Lissa Groom do hereby make oath that I am a licensed attorney and/or 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 August 18, 2025.

Lissa Groom
Affiant
Date: August 18, 2025

STATE OF TENNESSEE
COUNTY OF Wilson

Sworn to and subscribed before me this 18 day of August, 2025

Kim Rogers
Notary Public

My Commission Expires: 4/22/2028

KIM ROGERS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON