This instrument prepared by:
Momentum Title, LLC
75 Industrial Drive
Mt. Juliet, TN 37122
File Number: 8-7260-AJ

Karen Johnson Davidson County
Batch# 1332209 DEEDWARR
10/09/2025 09:40:30 AM 3 pgs
Fees: $18.00 Taxes: $2,652.90
20251009-0080654

STATE OF TENNESSEE
COUNTY OF SUMNER

The actual consideration or value, whichever is greater, for this transfer is $717,000.00.

Affiant

Subscribed and sworn to before me, this the 8th day of October, 2025.

Notary Public
My Commission Expires: 03/03/2026

RINI FARRELL
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 03-03-2026

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Ryan E. Belbin and Sarah L. MacKinnon 5137 Mountainbrook Circle Hermitage, TN 37076	New Owner	085 04 0A 303.00

WARRANTY DEED

For valuable consideration, the receipt of which is hereby acknowledged, **Gina B. Pruitt, Trustee, and her successors in trust, of the Gina B Pruitt Trust dated March 6, 2023** (individually and/or collectively, "Grantor"), transfer and convey unto **Ryan E. Belbin and Sarah L. MacKinnon, husband and wife** (individually and 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 Lot No. 303 on the Final Plat THE RESERVE AT STONE HALL PHASE 1, SECTION 3A PLANNED UNIT DEVELOPMENT A CLUSTER LOT SUBDIVISION, of record in Instrument No. 20150729-0074430, 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 Gina B. Pruitt, Trustee, and her successors in trust, of the Gina B. Pruitt Trust dated March 6, 2023, by Quitclaim Deed from Gina B. Pruitt, of record in Instrument No. 20230307-0016288, in the Register's Office of Davidson County, Tennessee, dated March 06, 2023, and recorded on March 07, 2023.

Being the same property conveyed to Gina B. Pruitt, an unmarried woman, by Warranty Deed from Meritage Homes of Tennessee, Inc., an Arizona corporation, of record in Instrument No. 20151231-0131533, in the Register's Office of Davidson County, Tennessee, dated December 29, 2015, and recorded on December 31, 2015.

This is improved property located at: **5137 Mountainbrook Circle, Hermitage, TN 37076.**

This conveyance is made subject to 1) property taxes for the year **2025**, and thereafter, a lien not yet due and payable; the 2025 taxes have been prorated between the parties as of the date of this instrument, with the Grantee paying the prorated share thereof to the Grantor 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 we do covenant with the said Grantee that I/we are lawfully seized and possessed of said land in fee simple, have 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, inclusive of 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 8th day of October, 2025.

GRANTOR:

Gina B Pruitt Trust dated March 6, 2023

By: _____
Gina B. Pruitt, Trustee, and her successors in trust

STATE OF TENNESSEE
COUNTY OF WILSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Gina B. Pruitt, Trustee, and her successors in trust of Gina B Pruitt Trust dated March 6, 2023, 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 she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 8th day of October, 2025.

CHARLES D LIGHTSEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

_____
Notary Public
My Commission expires: 3/3/26

TRUE COPY CERTIFICATION

Required under T.C.A. § 66-24-101(d)(3) after July 1, 2021

I, Rini Farrell, 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 08, OCTOBER 2025.

Custodian's Signature — 10/08/2025 Date

STATE OF TENNESSEE

COUNTY OF SUMNER

Sworn to and subscribed before me this 8th day of OCTOBER 2025.

Notary Public

MY COMMISSION EXPIRES: 5-24-28

CARRIE THOMPSON
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY