Davidson County
Batch # 1335395 DEEDWARR
10/17/2025 11 42 52 AM 2 pgs
Fees $13 00 Taxes $1,714 95
20251017-0082933

Prepared by.
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

39-B
File #25-1263

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Mitchell Lee McMillan, Executor and Devisee of the Estate of Kay O. McMillan fka Kay O. Berry, deceased**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Sharon Newby Gilbert and Tiffany Gilbert, jointly, or the survivor, Trustees of the Newby Gilbert Trust dated May 19, 2016**, hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 17 as set forth in the Master Deed and Bylaws for Barrington Place, a Horizontal Property Regime With Private Elements, of record in Instrument No. 20050914-0110701 and corrected in Instrument No. 20051025-0128696, P.U.D. Boundary Survey of record in Instrument No. 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 Kay O. Berry by Special Warranty Deed from Newmark Homes, L.P., a Texas limited partnership of record in Instrument No. 20061229-0160760 Register's Office for Davidson County, Tennessee, dated December 27, 2006 and recorded on December 29, 2006.

The said Kay O. McMillan fka Kay O. Berry died on July 31, 2025, her Last Will and Testament duly entered of record in Case No. 25P1872, in the Probate Division of the Seventh Circuit Court for Davidson County, Tennessee, for the purpose of muniment of title.

The property conveyed herein is subject to matters shown on the recorded plan, matters set out in the above referenced Declarations and By-Laws, if any, and to applicable easements, conditions, assessments and restrictions therein, and Property Taxes for the current year.

This is improved property, known as: 836 Barrington Place Drive, 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 Grantee, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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.

NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT	TAX MAP-PARCEL #:
The Newby Gilbert Trust **836 Barrington Place Drive** **Brentwood, TN 37027**	**New Owner**	**171-04-0C-017.00**

WITNESS THE EXECUTION HEREOF this 16th day of October, 2025.

Estate of Kay O. McMillan fka Kay O. Berry, deceased

Mitchell Lee McMillan, as Executor and Devisee

Mitchell Lee McMillan, Executor and Devisee

State of Tennessee)
County of Davidson)

On this 16th day of October, 2025, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Mitchell Lee McMillan, Executor and Devisee of the Estate of Kay O. McMillan fka Kay O. Berry, deceased, and the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires: 3/3/26

STATE OF TENNESSEE NOTARY PUBLIC ANGELA Y. POSTON-WILLIAMSON COUNTY OF DAVIDSON

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: **$ 463,500.00.**

Affiant

Sworn and subscribed before me on this the 16th day of October, 2025.

Notary Public

My Commission Expires: 3/3/26

STATE OF TENNESSEE NOTARY PUBLIC ANGELA Y. POSTON-WILLIAMSON COUNTY OF DAVIDSON