WARRANTY DEED

STATE OF TN
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OF VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER $489,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25 DAY OF NOV. 2025, 2025.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

REGINA V SULLO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-9-2026

Karen Johnson Davidson County
Batch# 1351547 DEEDWARR
11/26/2025 01:58:30 PM 3 pgs
Fees: $18.00 Taxes: $1,809.30
20251126-0094592

THIS INSTRUMENT WAS PREPARED BY
Evergreen Settlement Services, LLC, 3401 Mallory Lane, #200, Franklin, TN. 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP0PARCEL NO.(S)
Brandi Tenille Giles and Larry Carter, Jr.	Brandi Tenille Giles and Larry Carter, Jr.	087-02-0-081.00
(NAME) 4516 Raccoon Trail	(NAME) 4516 Raccoon Trail	
(ADDRESS) Hermitage, TN 37076	(ADDRESS) Hermitage, TN 37076	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, Kyle Tyler Perry Burton and Sarah Kathryn Burton, husband and wife, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto Brandi Tenille Giles, a single woman, and Larry Carter, Jr., a single man, as joint tenants with right of survivorship , "the Grantee," the following described real estate in Davidson County, Tennessee:

The Land referred to herein below is situated in the County of Davidson, State of Tennessee, and is described as follows:

Land in Davidson County, Tennessee, being Lot No. 108 on the Plan of New Hope Meadows, Phase II of record in Plat Book 6900, Page 724, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Kyle Tyler Perry Burton and Sarah Kathryn Burton, husband and wife by Warranty Deed from Chieu Tran, a married man of record in Instrument No. 20220113-0005357 Register's Office for Davidson County, Tennessee, dated December 29, 2021 and recorded on January 13, 2022.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

Unimproved ☐
This is improved ☒ property, known as 4516 Raccoon Trail, Hermitage, TN 37076

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 25 day of Novem, 2025.

Kyle Tyler Perry Burton

Sarah Kathryn Burton

STATE OF TENNESSEE
COUNTY OF Williamson

On this 25 day of November, 2025, before me personally appeared Kyle Tyler Perry Burton and Sarah Kathryn Burton, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 25th day of November, 2025.

Notary Signature
My commission expires: May 8, 2028

J. WARREN EVANS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires
May 8, 2028

Tennessee Certification of Electronic Document

I, Regina Sullo, 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 November 25, 2025 (date of document)

Regina Sullo

Affiant Signature

November 25, 2025

Date

State Of TN

County of Davidson

Sworn and subscribed before me this 25 day of November, 20 25

Mary E. Armor

Notary's Signature

MY COMMISSION EXPIRES: 5/9/2026

NOTARY SEAL

MARY E. ARMOR
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY CO... 2026