THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 251152886** Karen Johnson Davidson County Batch# 1362013 DEEDWARR 12/29/2025 12:36:30 PM 4 pgs Fees: $23.00 Taxes: $1,831.13 20251229-0102835	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $494,900.00. Jennifer Russell Affiant Subscribed and sworn to before me, this 19th day of December, 2025. L Hahn Notary Public My Commission Expires: _____ LINZIE HAHN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 06-05-2029

WARRANTY DEED

Address New Owner: Faith Elizabeth Baril and Karlee Gallardo 513 Red Hill Court Brentwood TN 37027	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 181 07 0A 017.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Julie Purdie, unmarried,** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Faith E. Baril, a married woman and Karlee R Gallardo, a married woman, as tenants in common with rights of survivorship** , ("Grantees"), their heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 17 on the Plan of Final Plat AUTUMN VIEW, FORMERLY BRINKLEY PROPERTY SUBDIVISION, PHASE TWO B, of record in Instrument No. 20200617-0063118 Register's Office for Davidson County, Tennessee to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Julie Purdie, unmarried woman, by Special Warranty Deed from NVR, Inc., a Virginia Corporation T/A Ryan Homes, of record in Instrument No. 20210427-0055822, in the Register's office of Davidson County, Tennessee, dated April 26, 2021 and recorded on April 27, 2021.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes for the year 2026 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of AUTUMN VIEW, FORMERLY BRINKLEY PROPERTY SUBDIVISION, PHASE TWO B, as recorded in Instrument No. 20200617-0063118.

Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20171120-0119163, as supplemented in Instrument No. 20200722-0080431 and Instrument to remove Property recorded in Instrument No. 20231204-0093525.

Covenants, Conditions and Restrictions as set forth in Declaration of Restrictions and Covenants for Stormwater Facilities and Systems recorded in Instrument No. 20160706-0069069.

Charter for Autumn View Homeowners Association, Inc., recorded as Instrument No. 20171120-0119162.

This is improved property located at 513 Red Hill Court Brentwood TN 37027

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular 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 19th day of December, 2025.

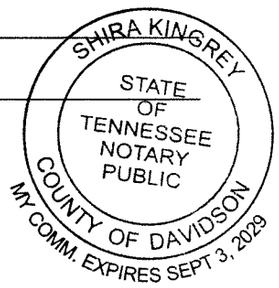
Julie Purdie

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Julie Purdie, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 19th day of December, 2025.

Notary Public
My Commission Expires: _____



Certificate of Authenticity

I, Danielle Watson, 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 12/19/25.
Date

D. Watson
Affiant Signature

12/19/25
Date

State of TN
County of Williamson

Sworn to and subscribed before me this 19th day of December, 2025.

L Hahn
Notary's Signature

My Commission Expires: _____

Notary's Seal (if on paper)

LINZIE HAHN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 06-05-2029

Certificate of Authenticity

I, Linzie Hahn, 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

12/19/25
Date

L Hahn
Affiant Signature

12/19/25
Date

State of TN
County of Williamson

Sworn to and subscribed before me this 19th day of December, 2025.

Notary's Signature

My Commission Expires: 12-2-28

Notary's Seal (if on paper)

ANGELA GRACE VANCE
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY