This Instrument Prepared By ~~and Returned To:~~ Concord Title 3000 Meridian Blvd. Ste. 140 Franklin, TN 37067 File No. 202510997 ~~After Recording Return To The Above.~~	I hereby swear or affirm that the actual consideration for this transfer, or the value of the Premises, whichever is greater, is **$227,000.00** which is equal to or greater than the amount the Premises would command at a fair and voluntary sale. Affiant Sworn to and subscribed before me this 30th day of December 2025. Notary Public My Commission Expires:

JILL BRANYAN NOTARY PUBLIC STATE OF TENNESSEE My Commission Expires on 03/16/2026 WILLIAMSON COUNTY

WARRANTY DEED

THIS INDENTURE, made this 30th day of December 2025, among:

DARREN BRATCHER AND WIFE, LAURA BRATCHER

of Davidson County, Tennessee, their trustees, executors, heirs, successors and/or assigns (the "**Grantor**")

AND

JOHN H. PAMPLIN, JR., ~~UN~~ AN UNMARRIED MAN

of Davidson County, Tennessee, their trustees, executors, heirs, successors and/or assigns (the "**Grantee**").

WITNESSETH:

THAT the Grantor, for and in consideration of $10.00 Dollars and other good and valuable consideration, paid in hand, the receipt and sufficiency of which is hereby acknowledged, does grant, bargain, sell, transfer, convey and set over unto Grantee the following described real property hereinafter referred to as the "Premises".

A certain condominium apartment in Davidson County, Tennessee, being Unit No. 239 and also known as Apartment No. 24Y of Georgetown Apartments, a condominium, a horizontal property regime established by Master Deed of record in Book 6079, Page 516, and according to the Plan of record in Plat Book 5200, Page 4, Register's Office for Davidson County, Tennessee, all to which reference is hereby made for a more complete description thereof.

Being the same property conveyed to Darren Bratcher and wife, Laura Bratcher as tenants by the entirety as to a 50% undivided interest, as joint tenants with common law rights of survivorship with Brenda Bratcher, unmarried, as to a 50% undivided interest by deed from Chandin Ashley Kinkade, unmarried woman, dated March 14, 2018, of record in Instrument No. 20180316-0024993, Register's Office for

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: WC-25-5025-24Y

Karen Johnson Davidson County
Batch # 1364236 **DEEDWARR**
12/31/2025 02:27:17 PM 3 pgs
Fees: $18.00 Taxes: $839.90

20251231-0104631

Davidson County, Tennessee. The property was further conveyed to Darren Bratcher and wife, Laura Bratcher by deed from Brenda Bratcher, dated March 4, 2024, of record in Instrument No. 20240312-0016862, said Register's Office.

Being also known as 5025 Hillsboro Pike, Unit 24-Y, Nashville, TN 37215.

TOGETHER WITH AND SUBJECT TO all hereditaments and appurtenances deriving therefrom or appertaining thereto including, without limitation, matters filed for record with the aforesaid Register's Office and/or shown on plats or maps of same, if any; further releasing all claims to homestead and dower therein. TO HAVE AND TO HOLD THE Premises by the Grantee, their heirs and assigns forever.

SUBJECT TO all applicable restrictions, easements, agreements, notations, setback lines and/or matters affecting the Premises filed for record in the aforesaid Register's Office.

FURTHERMORE, the Grantor hereby covenants with Grantee that they are lawfully seized in "fee simple" of the Premises, have full power, authority and right to convey the same; that the Premises are free from all liens, other than those described above and property taxes for the current year, which shall be prorated between the parties on the date title to the Premises is transferred to Grantee, the payment of which shall be the responsibility of Grantee; and that Grantor will forever warrant and defend the Premises and title thereto against lawful claims of **ALL PERSONS WHOMSOEVER.**

THE SOURCE of the above description is derived from the previous deed of record, no boundary survey having been made at the time of this conveyance.

WHENEVER in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF the undersigned have executed this instrument on the date first above written.

Darren Bratcher

Darren Bratcher

Laura Bratcher

Laura Bratcher

State of Kentucky
County of Jefferson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, Darren Bratcher and Laura Bratcher, the within named bargainor(s), 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 and official seal this 30th day of December 2025.

Mark Allen Roy
Notary Public
My Commission Expires: 9-9-2029

MARK ALLEN ROY
NOTARY
ID KYNP34655
MY COMMISSION EXPIRES
09/09/2029
PUBLIC
STATE AT LARGE, KY

Owner Name & Property Address:

Name: John Pamplin
Address: 5025 Hillsboro Pike, Unit 24-Y
City, State, Zip: Nashville, TN 37215

Responsible Party For Taxes:

Name: JOHN PAMPLIN
Address: 336 ARDSLEY PLACE
City, State, Zip: NASHVILLE TN 37215

Tax ID: 131-01D-239.00