THIS INSTRUMENT WAS PREPARED BY	STATE OF TENNESSEE COUNTY OF DAVIDSON
Bankers Title & Escrow Corporation 3310 West End Avenue Nashville, TN 37203 P26-9241-WE	THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 415,000.00. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF January, 2026. Notary Public MY COMMISSION EXPIRES: 5/6/28 (AFFIX SEAL)

Karen Johnson Davidson County
Batch # 1374557 DEEDWARR
02/02/2026 09:00:38 AM 2 pgs
Fees: $13.00 Taxes: $1,535.50
20260202-0006805

DANA DELWORTH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 05-06-28

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Stephanie Gear and Michael Gear	Wells Fargo Bank, N.A.	
8936 Sawyer Brown Road	3201 N. 4th Avenue	142-09-0H-053.00-CO
Nashville, TN 37221	Sioux Falls SD 57104	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS. THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Thomas Joseph Kilbane, Christine Ann Kilbane Donlon, and Kathleen Marie Kilbane Brennan**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Stephanie Gear, an unmarried person, and Michael Gear, an unmarried person, as tenants in common with right of survivorship**

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, Tennessee, being unit No. 8936 in River Plantation, Section IX, Phase II-D, a Condominium, a horizontal property regime, as shown on the plat of River Plantation, Section IX, Phase II-D, Condominiums Apartments, of record in Book 7900, page 520, et seq., Register's Office for Davidson County, Tennessee, and described in Master Deed of record in Book 8061, page 341, and further described in annexation document of record in Book 8844, page 642, as amended in Book 8975, page 89, said Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more particular description.

Being the same property conveyed to Michael Francis Kilbane by Quitclaim Deed from Thomas Joseph Kilbane, Kathleen Marie Kilbane Brennan, and Christine Ann Kilbane Donlon of record in Instrument No. 20120405-0029284 Register's Office for Davidson County, Tennessee, dated April 04, 2012 and recorded on April 05, 2012.

Said Michael Frances Kilbane having deceased on or about May 26, 2025. Affidavit of Heirship of record in Instrument No. 20251209-0097827, Register's Office for Davidson County, Tennessee, names Martin J. Kilbane as sole heir at law.

Being the same property conveyed to Thomas Joseph Kilbane, Christine Ann Kilbane Donlon, and Kathleen Marie Kilbane Brennan by Quitclaim Deed from Martin J. Kilbane of record in Instrument No. 20251209-0097828 Register's Office for Davidson County, Tennessee, dated December 05, 2025 and recorded on December 09, 2025.

Thi sproperty is not now and has not been the residence of Thomas Joseph Kilbane, Christine Ann Kilbane Donlon, and Kathleen Marie Kilbane Brennan and is not a marital asset of any of them

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is improved property known as **8936 Sawyer Brown Road, Nashville, TN 37221**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and 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 GRANTEES, their 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.

Witness our hands this the 23 day of January, 2026.

Thomas Joseph Kilbane

Thomas Joseph Kilbane

Christine Ann Kilbane Donlon

Christine Ann Kilbane Donlon

Kathleen Marie Kilbane Brennan

Kathleen Marie Kilbane Brennan

STATE OF Tennesse
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Thomas Joseph Kilbane, Christine Ann Kilbane Donlon and Kathleen Marie Kilbane Brennan,** the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 23 day of January, 2026.

My Commission expires: 11-8-27

Notary Public

JAMES A. WAECHTER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: W-EXP-25-8936