Prepared By & Return To:
Rhythm Title, LLC
1585 Mallory Lane
Ste. 205
Brentwood, TN 37027
RT-26-164

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $374,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 2nd day of February, 2026

Notary Public

Commission Expires: _____

ANN CASEY MARTIN
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on
07-02-2029
DAVIDSON COUNTY

Karen Johnson Davidson County
Batch# 1376958 DEEDWARR
02/06/2026 11:01:30 AM 3 pgs
Fees: $18.00 Taxes: $1,387.13
20260206-0008716

Address of New Owner	Send Tax Bills To:	Map & Parcel
Holly Benton 5025 Hillsboro Pike, 6G Nashville, TN 37215	New owner	131-01-0D-040.00-CO

WARRANTY DEED

FOR AND IN 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, I/WE,

Roderick L. Brotherton, a married man, and Madison Ann Brotherton, an unmarried woman, as tenants in common with rights of survivorship

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Holly Benton, an unmarried woman

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:

A certain condominium apartment in Davidson County, Tennessee, being Unit No. 40 also known as Unit 6-G on the plan of Georgetown Condominiums, of record in Book 5200, page 4, Register's Office for said County and to which plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Roderick L. Brotherton, a married man, and Madison Ann Brotherton, an unmarried woman, as tenants in common with rights of survivorship by Warranty Deed from Floy C. McPherson, a single person of record in Instrument No. 20181101-0108289 Register's Office for Davidson County, Tennessee, dated October 30, 2018 and recorded on November 01, 2018. Subject property having never been the primary residence of Roderick L. Brotherton, nor his spouse.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 5025 Hillsboro Pike, 6G, Nashville, TN 37215.

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 so 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.

Dated this the 2nd day of February, 2026.

Madison Brotherton

Roderick Brotherton

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 2nd day of February, 2026, before me personally appeared Madison Brotherton and Roderick Brotherton, 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 2nd day of February, 2026.

Notary Signature
My commission expires: 5-16-26

A.C. MARTIN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

Certificate of Authenticity

I, Shannon R Richardson, 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

FEBRUARY 2, 2026.
Date

Affiant Signature

2-3-2026
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 3 day of February, 2026.

Notary's Signature

ANN CASEY MARTIN
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on
07-02-2029
DAVIDSON COUNTY

My Commission Expires: _____
Date

Notary's Seal (if on paper)