Karen Johnson Davidson County
Batch# 1378815 DEEDWARR
02/10/2026 02:44:30 PM 3 pgs
Fees: $18.00 Taxes: $4,532.50
20260210-0010251

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 260153171

SYDNEY ANGELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $1,225,000.00.

Mitzi Brown
Affiant

Subscribed and sworn to before me, this 6th day of February, 2026.

Notary Public
My Commission Expires: 3.20.28

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Briana Neuzil 846B Clayton Avenue Nashville TN 37204	New Owner	Tax Parcel ID No. 118 05 0P 002.00

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, **Joshua Gilmore and Abigail Flittner as Trustees of the Flittner-Gilmore Revocable Living Trust dated 12/12/2015** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Briana Neuzil, an unmarried woman** ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

A certain Unit located in Davidson County, Tennessee, being known and designated as Unit No. 846-B of 846 CLAYTON AVENUE TOWNHOMES, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing 846 CLAYTON AVENUE TOWNHOMES, a Horizontal Property Regime, of record in Instrument No. 20151001-0100060, in the Register's office for Davidson County, Tennessee, and with said Unit being depicted on Exhibit "B" to said Declaration; together with a percentage interest in the common elements as set forth in said Declaration.

Being the same property conveyed to Joshua Gilmore and Abigail Flittner as Trustees of the Flittner-Gilmore Revocable Living Trust dated 12/12/2015, for the benefit of Joshua Gilmore and Abigail Flittner, by Quitclaim Deed from Joshua Gilmore and Abigail Flittner, husband and wife, of record in Instrument No. 20210805-0105412, in the Register's Office of Davidson County, Tennessee, dated July 19, 2021, and recorded on August 05, 2021.

Being the same property conveyed to Joshua Gilmore and Abigail Flittner, husband and wife, by Quitclaim Deed from Joshua Gilmore and Abigail Flittner as Trustees of the Flittner-Gilmore Revocable Living Trust dated 12/12/2015, for the benefit of Joshua Gilmore and Abigail Flittner, of record in Instrument No. 20210726-0099748, in the Register's Office of Davidson County, Tennessee, dated July 19, 2021, and recorded on July 26, 2021.

Being the same property conveyed to Joshua Gilmore and Abigail Flittner as Trustees of the Flittner-Gilmore Revocable Living Trust dated 12/12/2015, for the benefit of Joshua Gilmore and Abigail Flittner, by Warranty Deed from Bonner Builders, Inc., of record in Instrument No. 20170105-0001095, in the Register's Office of Davidson County, Tennessee, dated January 04, 2017, and recorded on January 05, 2017.

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.

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 SECTION 1, BATTLEFIELDS ESTATES, as recorded in Plat Book 843, Page 96.

Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20151001-0100060.

This is improved property located at 846B Clayton Avenue Nashville TN 37204

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 6th day of February, 2026.

Flittner-Gilmore Revocable Living Trust dated 12/12/2015

By: _____, TRUSTEE
Joshua Gilmore, Trustee

By: _____ Trustee
Abigail Flittner, Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, David Joshua Gilmore and Abigail Flittner, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained and who further acknowledged that they are the Trustees of the Flittner-Gilmore Revocable Living Trust, dated December 12, 2026 the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at Office, this 6th day of February 2026.

_____
Notary Public

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-09-2026

Tennessee Certification of Electronic Document

I, Benjamin Seamon, 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 2/6/2026. (date of document).

Affiant Signature

2/6/26
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 6 day of February, 2026.

Notary's Signature

MY COMMISSION EXPIRES: 3-20-28

NOTARY'S SEAL

