Karen Johnson Davidson County
Batch# 1402468 DEEDWARR
04/07/2026 09:53:30 AM 3 pgs
Fees: $18.00 Taxes: $2,738.00
20260407-0027708

This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Actual consideration or value, whichever is greater is $740,000.00.

Affiant

Subscribed and sworn before me this the 30th day of March, 2026.

Notary Public
My commission expires: 11/5/29

CARMEN COATS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-5-2029

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Kevin Howard Grill and Jennifer Jill Grill 5177 Mountainbrook Circle Hermitage, TN 37076	Primis Mortgage Company 5535 Currituck Drive, Ste. 120 Wilmington, NC 28403	085 04 0A 316.00

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, KAITLIN GILFILLAN, UNMARREID, AND MATTHEW GILFILLAN, UNMARRIED, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to KEVIN HOWARD GRILL AND JENNIFER JILL GRILL, A MARRIED COUPLE, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 316 on the Final Plat of The Reserve at Stone Hall (formerly Eversong at Ravenwood), Phase 1, Section 3b, Planned Unit Development, of record in Instrument No. 20160421-0038888, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Matthew Gilfillan and Kaitlin R. Gilfillan, husband and wife, by deed dated 11/29/2016, from Meritage Homes of Tennessee, Inc., an Arizona corporation, of record in Instrument No. 20161202-0126721, Register's Office for said County. See divorce decree of record in the Fourth Circuit Court for Davidson County Tenessee at Nashville in Docket number 25d48.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 5177 Mountainbrook Circle, Hermitage, TN 37076.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 my hand this the 30th day of March, 2026.

Kaitlin Gilfillan

Matthew Gilfillan

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Kaitlin Gilfillan and Matthew Gilfillan, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 30th day of March, 2026.

My commission expires: 6/14/2026

Notary Public



Tennessee Certification of Electronic Document

I, Shakira T. Morris, 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 March 30. 2026

Affiant Signature

3rd day of April, 2026
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 3rd day of April, 2026

Notary's Signature

MY COMMISSION EXPIRES: 1/24/2028

NOTARY'S SEAL

CATHERINE DESIMONE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-24-2028