WARRANTY DEED

Karen Johnson
Batch # 1406241
04/16/2026 01:52:28 PM
Fees: $13.00 Taxes: $1,868.50
20260416-0031330

Davidson County
DEEDWARR
2 pgs

MARGARET R MEANS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on
01/22/2029
DAVIDSON COUNTY

(this space for recording info)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $505,000.00.

Dsc Jr Clayton & DSCSR
AFFIANT

Subscribed and sworn to before me this the 15th day of April, 2026.

NOTARY PUBLIC

My commission expires:

THIS INSTRUMENT WAS PREPARED BY
1st Quality Title, LLC
987 Vesta Road
Lebanon, TN 37090

File # 26-1011 CLAYTON

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: G-C-26-1011

(AFFIX SEAL)

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
David Jonathan Clayton, Sr and Sharon G. Clayton	~~SAME AS NEW OWNER~~ Churchill Mortgage	
(NAME) 1881 Stonewater Dr.	(NAME) 1749 Mallory Ln #100	097-02-0A-491.00-CO
(ADDRESS) Hermitage, TN 37076	(ADDRESS) Brentwood, TN 37027	
(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, I, **Bryan C. Gilley and Kelly D. Gilley, husband and wife**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **David Jonathan Clayton, Sr and Sharon G. Clayton husband and wife**, 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, being Lot No. 491 on the Final Plat of Villages of Riverwood, Section One, Phase 6C, of record in Instrument No. 20160129-0008909, 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 Bryan C. Gilley and Kelly D. Gilley, husband and wife by Warranty Deed from Vivian Richardson, widower of record in Instrument No. 20220419-0044823 Register's Office for Davidson County, Tennessee, dated April 08, 2022 and recorded on April 19, 2022.
Said Phillip Richardson also known as Phillip Randall Richardson is deceased on November 07, 2019.

This is property also known as 1881 Stonewater Dr. Hermitage, TN 37076.

DESIGNATED as Tax ID: 097-02-0A-491.00-CO

This is
unimproved ☐
improved ☒ property known as 1881 Stonewater Dr., Hermitage, TN 37076

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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.

This conveyance is subject to:
- Taxes for the year 2026, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in inst. NO. 20160129-0008989, Register's Office for DAVIDSON County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein.

Witness my hand this the 15th day of April, 2026.

Bryan C. Gilley

Kelly D. Gilley

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, notary of the aforesaid county, **Bryan C. Gilley and Kelly D. Gilley husband and wife**, 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 such person(s) executed the within instrument for the purposes therein contained. Witness my hand and official seal, this the 15th day of April, 2026.

Notary Public

My Commission Expires:
3/6/27

KRISTI MCCOY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON