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

CRT File No. 260554409

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $260,000.00.

Affiant

Subscribed and sworn to before me, this 29th day of May, 2026.

Notary Public
My Commission Expires: _____

Karen Johnson
Batch # 1426890
06/01/2026 11:39:10 AM
Fees: $13.00 Taxes: $962.00

Davidson County
DEEDWARR
2 pgs

20260601-0049062

VIRGINIA DESJARLAIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
COMMISSION EXPIRES SEPTEMBER 03, 2029

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Dennis Kalin Kilgore 5832 Brentwood Trace Brentwood TN 37027	New Owner	Tax Parcel ID No. 160 14 0B 128.00

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, **Robin Kevin Mathis, married,** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Dennis Kalin Kilgore, unmarried,** ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, Being Unit No. 5832 on the plan of 2ND REVISION BRENTWOOD TRACE CONDOMINIUMS of Record in Plat Book 5200, Page 261, in The Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Robin Kevin Mathis, a married person, by Quitclaim Deed from Sam L. Cook, III, a married person, of record in Instrument No 20141211-0113658, in the Register's Office of Davidson County, Tennessee, dated August 27, 2014 and recorded on December 11, 2014.

Being the same property conveyed to Robin Kevin Mathis, married and Sam L. Cook, III, married, by Warranty Deed from John H. Norman III, unmarried, of record in Instrument No 20130208-0013446, in the Register's Office of Davidson County, Tennessee, dated February 04, 2013 and recorded on February 08, 2013.

Grantor warrants that he never lived in the subject property as a married person and therefore the subject property is not subject to any marital rights threin.

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 2ND REVISION, BRENTWOOD TRACE CONDOMINIUMS, as recorded in Plat Book 5200, Page(s) 261.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of BRENTWOOD TRACE CONDOMINIUMS, as recorded in Plat Book 5200, Page 219 and revised in Plat Book 5200, Page 230.

Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing BRENTWOOD TRACE Condominium of record in Book 5524, Page 415, as amended in Book 5545, Page 510; also subject to easements, rights and interests in

favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon.

Easement for Grant of Easement, recorded in Instrument No. 20181029-0106563.

By-Laws of Brentwood Trace recorded in Book 5524, Page 424 and as amended in Book 5537, Page 988.

This is improved property located at 5832 Brentwood Trace Brentwood TN 37027

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 29th day of May, 2026.

Robin Kevin Mathis

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Robin Kevin Mathis, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 29th day of May, 2026.

Notary Public
My Commission Expires: _____

CHAD T. PEARMAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 06-17-2028