THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 260554435** Karen Johnson Davidson County Batch# 1438252 DEEDWARR 06/25/2026 01:26:30 PM 3 pgs Fees: $18.00 Taxes: $1,676.10 20260625-0057573	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $453,000.00. Affiant Subscribed and sworn to before me, this 23rd day of June, 2026. Notary Public My Commission Expires: 2/11/30 HEATHER CHRISTINE BROWN STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF KNOX

WARRANTY DEED

Address New Owner: Brittany Bratton 1332 Busiris Drive Hermitage TN 37076	Send Tax Bills To: Brittany Bratton c/o Better Mortgage Corporation 1 World Trade Center, 80th Floor New York, New York 10007	Tax Information: Tax Parcel ID No. 076 01 0D 098.00

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, **Allison M. Wilhelm and Craig Wilhelm, wife and husband** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Brittany Bratton, unmarried,** ("Grantees"), their 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 all of Lot No. 98, on the plan of Final Plat, HERITAGE HILLS, PHASE 3, PLANNED UNIT DEVELOPMENT, according to plat and surveying appearing of record in Instrument Number 20171004-0102057, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of location and description of said lot.

Being the same property conveyed to Allison M. Wilhelm, a married woman, by Quitclaim Deed from Allison M. Wilhelm, a married woman, who acquired title as Allison Sanders, single woman, of record in Instrument No. 20191202-0123933, in the Register's Office of Davidson County, Tennessee, dated September 13, 2019, and recorded on December 02, 2019. Craig Wilhelm joins in this conveyance for the purpose of conveying all right, Title, and interest he may have in and to the above described property as spouse of Allison M. Wilhelm.

Being the same property conveyed to Allison Sanders, Single Woman, by Warranty Deed from Ole South Properties, Inc., a Tennessee Corporation, of record in Instrument No. 20180925-0094892, in the Register's Office of Davidson County, Tennessee, dated September 06, 2018, and recorded on September 25, 2018.

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.

Taxes for the year 2026 and thereafter, not yet due and payable.

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 HERITAGE HILLS, PHASE 3, PLANNED UNIT DEVELOPMENT, as recorded in Instrument No. 20171004-0102057.

Covenants, Conditions and Restrictions as set forth in Declaration of Restrictive Covenants recorded in Instrument No. 20170925-0098154.

Stormwater Detention Agreement as set forth in instrument recorded in Instrument No. 20060503-0050829.

Charter for Heritage Hills Townhouse Owners Association recorded as Instrument No. 20070821-0100112.

Common Open Space Deed recorded as Instrument No. 20221013-0112477 and Instrument No. 20230207-0008971.

This is improved property located at 1332 Busiris Drive Hermitage TN 37076

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 18th day of June, 2026.

Allison M. Wilhelm

Craig Wilhelm

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Allison M. Wilhelm and Craig Wilhelm, 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 18th day of June, 2026.

Notary Public

My Commission Expires: _____

KATE ROSENTHAL NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON MY COMM. EXPIRES MAR 5, 2030

Tennessee Certification of Electronic Document

I, Elizabeth Anderson, 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 June 23rd, 2026 (date of document).

Elizabeth Anderson

Affiant Signature

6/24/26

Date

State of Tennessee

County of Knox

Sworn to and subscribed before me this 24th day of June, 2026.

Notary's Signature

My Commission Expires: 2/14/30

Notary's Seal:

HEATHER CHRISTINE BROWN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF KNOX

202606250057573