THIS INSTRUMENT WAS PREPARED BY and
PLEASE RETURN TO:

W. AARON FORTNER, PLLC
810 CRESCENT CENTRE DRIVE, SUITE 110
FRANKLIN, TENNESSEE 37067

Karen Johnson Davidson County
Batch# 1448920 DEEDWARR
07/17/2026 03:57:30 PM 3 pgs
Fees: $18.00 Taxes: $1,609.50
20260717-0065025

WARRANTY DEED

Address of New Owners:	Send Tax Bills To:	Tax ID No.:
Erin K. Canty 3600 Hewlett Court Nashville, TN 37211	Churchill Mortgage Corporation 1749 Mallory Lane, Suite 100 Brentwood, TN 37027	133-07-0-030.00

For and in consideration of the sum of Ten Dollars, cash paid in hand by the hereinafter named Grantees, and for other good and valuable consideration, the receipt of which is hereby acknowledged, we, **Kristi Nicole Rollins, Executor, of The Estate of Brenda Darlene Gifford**, hereinafter called the Grantors, have bargained and sold, and by these presents do hereby transfer and convey unto **Erin K. Canty, a single woman,** hereinafter called the Grantees, Grantee's, heirs, successors and assigns, the following described Real Property in **Davidson County**, State of Tennessee, described as follows, to wit:

LAND In Davidson County, Tennessee, **Being Lot No. 14 on the Plan of Parma Heights Subdivision, Section 3**, recorded in Book 2330, Page 60, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Brenda Gifford, unmarried person, by Warranty Deed from Michael Lee Dennis, Executor of The Estate of Emily Irene Dennis, of record in Book 7791, page 95, dated March 7, 1989 and recorded March 10, 1989, Register's Office for Davidson County, Tennessee. Brenda Gifford is now deceased, having died testate on 04/13/2026. Her Last Will and Testament, probated in The Circuit Court for Davidson County, Tennessee (Probate Division) under Docket No. 26P901, provides that her Executor, Kristi Nicole Rollins, has authority over her real property, including power of sale, and specifically directs that this real property be sold and the proceeds distributed per further provisions of said Will. Brenda Gifford and Brenda Darlene Gifford are one and the same person.

This property is commonly known as 3600 Hewlett Court, Nashville, TN 37211*
*Note that a street address is not, and is not part of a legal description.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, Drainage, and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations, and easements of record, (4) any building restrictions, (5) any unrecorded easements, or those imposed by operation of law, and (6) all other matters of public record.

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to the said GRANTEE, forever. GRANTOR covenants with said GRANTEE that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise set out herein. GRANTOR does further covenant and bind itself, its heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEE, its successors 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 16TH **day of July, 2026**:

The Estate of Brenda Darlene Gifford

Kristi Nicole Rollins Executor
By: Kristi Nicole Rollins, Executor

STATE OF Tennessee)
)
COUNTY OF Williamson)

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared **Kristi Nicole Rollins**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who upon oath acknowledged herself to be the **Executor** of **The Estate of Brenda Darlene Gifford**, the within named bargainor, and further acknowledged that such person executed the foregoing instrument in behalf of **The Estate of Brenda Darlene Gifford** for the purposes therein contained.

Witness my hand and official seal on this the 16 day of July, **2026**:

NOTARY PUBLIC

My Commission Expires:_____

W. AARON FORTNER
TENNESSEE NOTARY PUBLIC
My Comm Exp. 05-29-2030
COUNTY OF WILLIAMSON

STATE OF TENNESSEE

COUNTY OF Williamson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS **$435,000.00**:

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THIS 16 DAY OF **July**, **2026**:

Notary Public

My Commission Expires: 1/17/2027

KIMBRA SPANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Certificate of Authenticity

I, Kimbra Spann, 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 7/16/2026.

Date

Affiant Signature

7/16/2026

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 16 day of July, 20 26.

Notary's Signature

My Commission Expires: October 2, 2028

Notary's Seal (if on paper)

MICHELE MAZZANTI
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY