This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, TN 37203
File Number: 1-25847-AP

Karen Johnson Davidson County
Batch# 1451162 DEEDWARR
07/23/2026 10:32:30 AM 4 pgs
Fees: $23.00 Taxes: $1,511.45
20260723-0066872

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $408,500.00.

Affiant

Subscribed and sworn to before me, this the 21st day of July, 2026.

CHAD SERRATE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD
My Commission Expires Nov. 17, 2029

Notary Public
My Commission Expires: 11/17/2029

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Kenneth Mayfield, Jr. Jennifer Ballard 1701 Ridgemere Court Hermitage, TN 37076	Legacy Home Loans, LLC dba Steadfast Mortgage 408 HIGHWAY 76 White House, TN 37188	086-03-0-044

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Jonathan Gilbert, an unmarried man, and James Gilbert and Violet Gilbert, husband and wife**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Kenneth Mayfield, Jr. and Jennifer Ballard, husband and wife** , hereinafter called the Grantee(s), his/her/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 all of Lot No. 40, Ridgemere, according to survey and plat of same appearing of record in Book 6250, pages 937, 938, and 939, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Jonathan Gilbert, an unmarried man, and James Gilbert and Violet Gilbert, husband and wife by Warranty Deed from James C. Bragan, Jr. and wife, Melatine Bragan, dated June 16, 2023, recorded June 20, 2023, of record in Instrument No. 20230620-0046664, Register's Office for Davidson County, Tennessee.

This is improved property located at: **1701 Ridgemere Court, Hermitage, TN 37076**

This conveyance is made subject to 1) Property taxes for the year 2026 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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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. Whenever used, the singular number 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 17th day of July, 2026.

GRANTOR:

Jonathan Gilbert

James Gilbert

Violet Gilbert

STATE OF TEXAS
COUNTY OF EL PASO

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Jonathan Gilbert, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 17th day of July, 2026.

ALMA E. DURAN
Notary Public, State of Texas
Comm. Expires 02-22-2029
Notary ID 4648536

Alma E Duran

Notary Public
My Commission expires: 2/22/29

STATE OF ALABAMA
COUNTY OF MADISON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared James Gilbert, and Violet Gilbert, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 17th day of July, 2026.

Notary Public
My Commission expires: _____

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. Whenever used, the singular number 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 17th day of July, 2026.

GRANTOR:

Jonathan Gilbert

James Gilbert

Violet Gilbert

STATE OF TEXAS
COUNTY OF EL PASO

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Jonathan Gilbert, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this **17th** day of July, 2026.

Notary Public
My Commission expires: _____

STATE OF ALABAMA
COUNTY OF MADISON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared James Gilbert, and Violet Gilbert, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this **17th** day of July, 2026.

Notary Public
My Commission expires: 5/28/28

DANA LEIGH THAMES SMITH
Notary Public
Alabama State at Large
My Commission Expires May 28, 2028

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CERTIFICATE OF AUTHENTICITY

I, Alicia Johnson, do hereby make oath that I am 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 7-22-2026.

Affiant Signature — Date: 7-22-2026

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 7-22-2026.

Notary's Signature

My Commission Expires: 9-21-26

Notary's Seal

JAKE MOORE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY