This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, TN 37203
File Number: 1-25906-DJ

Karen Johnson Davidson County
Batch# 1451176 DEEDWARR
07/23/2026 10:48:30 AM 6 pgs
Fees: $33.00 Taxes: $2,960.00
20260723-0066911

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is $800,000.00.

Affiant

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

Notary Public
My Commission Expires: 9-21-26

JAKE MOORE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Jonathan Gatlin 1413 Fort Gaines Place Brentwood TN 37027	CMG Mortgage, Inc. dba CMG Financial 3160 Crow Canyon Road Suite 400 San Ramon, CA 94583	171-03-0A-181-00

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, **Judy C. Ernst, unmarried**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Jonathan Gatlin, married**, hereinafter called the Grantee(s), his 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. 51, Section 6B, Fredericksburg, as the same appears on survey and plat of record in Book 9700, page 151, 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 D. Fritz Ernst, as to a one-half (1/2) undivided interest and Judy C. Ernst, as to a one-half (1/2) undivided interest, as tenants in common by Quitclaim Deed from D. Fritz Ernst and Judy C. Ernst, dated March 19, 2001, recorded March 27, 2001, of record in Instrument No. 20010327-0029399, Register's Office for Davidson County, Tennessee. The said D. Fritz Ernst died December 25, 2023. Pursuant to the Affidavit of Heirship filed as Instrument No. 202607230066909 in the Register's Office for Davidson County, Tennessee, his interest in the property has vested unto his heirs, Kristi Davis and Karil Ernst Willenbrink, the heirs at law of D. Fritz Ernst, deceased.

This Instrument executed on behalf of Judy C. Ernst ("Principal") by Joseph Casey pursuant to the Power of Attorney of record in Instrument Number 202607230066910, Register's Office for Davidson County, Tennessee. The affidavit of said Attorney in Fact is attached as Exhibit "A" to this instrument and incorporated herein by reference.

This is improved property located at: **1413 Fort Gaines Place, Brentwood, TN 37027**

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.

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 15th day of July, 2026.

GRANTOR:

Joseph Casey attorney-in-fact
Signed with Stavvy
Judy C. Ernst by Joseph Casey, her Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, electronic Notary Public of the State and County aforesaid, personally appeared via audio and video communication Joseph Casey the within named bargainor(s), with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged that he has electronically executed the within instrument on behalf of Judy C. Ernst ("Principal"), as Attorney-in-Fact and as the free Act and Deed of the said Principal.

WITNESS my hand and seal at office this 15th day of July, 2026.

CHARLES D LIGHTSEY
State of Tennessee Notary Public
County of Davidson
My Commission Expires January 22, 2030
Online Notary Public - Notarized remotely via audio/video communication using Stavvy

Charles D Lightsey
Signed with Stavvy
Notary Public
My Commission expires: 1/22/2030

IN WITNESS WHEREOF, Grantor has executed this instrument on this 15th day of July, 2026.

GRANTOR:

Kristi Davis
Signed with Stavvy
Kristi Davis

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me the undersigned electronic notary, a Notary Public of the State and County aforesaid, appeared via audio and video communication Kristi Davis with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she has electronically executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 15th day of July, 2026.

Charles D Lightsey
Signed with Stavvy

Notary Public
My Commission expires: _____

CHARLES D LIGHTSEY
State of Tennessee Notary Public
County of Davidson
My Commission Expires January 22, 2030

Online Notary Public - Notarized remotely via audio/video communication using Stavvy

IN WITNESS WHEREOF, Grantor has executed this instrument on this ~~15th~~ 13th day of July, 2026.

GRANTOR:

KWillenbrink

Karil Ernst Willenbrink

STATE OF FLORIDA

COUNTY OF Sarasota

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Karil Ernst Willenbrink with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and seal this 13 day of July 2026.

Notary Public

My commission expires: 4-1-29

CARRIE STUCKEY
Notary Public - State of Florida
Commission #HH 638514
My Commission Expires April 1, 2029

EXHIBIT "A"
TO Warranty Deed
From: Judy C. Ernst
To: Jonathan Gatlin

STATE OF ~~TENNESSEE~~ Florida
COUNTY OF ~~DAVIDSON~~ Sarasota

The undersigned Affiant, being first duly sworn, deposes and says as follows:

1. That the document to which this affidavit is exhibited is executed by the undersigned as Attorney in Fact for the Principal(s) thereon shown.

2. That this execution is proper and within the scope of the Power of Attorney referenced in the instrument.

3. Pursuant to the provisions of Tennessee Code Annotated, Section 34-6-105(c), of the Uniform Durable Power of Attorney Act, the undersigned Affiant certifies that at the time of execution of said documents the Affiant had no knowledge or notice of the termination of the Power-of-Attorney, either by revocation or by the principal's death, disability, or capacity.

Further the Affiant Saith not.

Affiant

WITNESS my hand and seal at office this ~~15th~~ 13th day of July, 2026.

Notary Public
My Commission Expires: 4-1-2029

CARRIE STUCKEY
Notary Public - State of Florida
Commission #HH 638514
My Commission Expires April 1, 2029

I, Kirsten Virden, 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 07/13/2026 (date of document).

Kirsten Virden

Affiant Signature

Date: 07/13/2026

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 13 day of July, 2026.

Rachel Marie Collins

Notary's Signature

MY COMMISSION EXPIRES: 3-21-2028

Notary's Seal (if on paper)

