RECORD AND RETURN TO:
WilsonBerry Title & Escrow, LLC
2231 N Mt Juliet Rd Ste 203
Mt Juliet, TN 37122
File No.: QWB-41950-26

WARRANTY DEED

Karen Johnson Davidson County
Batch# 1464922 DEEDWARR
08/27/2026 01:47:30 PM 3 pgs
Fees: $18.00 Taxes: $2,238.50
20260827-0079697

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $605,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24 day of August 2026.

NOTARY PUBLIC

My commission expires: August 31, 2027

MARTHA E. BERRY NOTARY PUBLIC STATE OF TENNESSEE WILSON COUNTY MY COMMISSION EXPIRES AUGUST 31, 2027

THIS INSTRUMENT PREPARED BY:
WilsonBerry Title and Escrow, LLC, 2231 N Mt Juliet Rd Ste 203 Mt Juliet, TN 37122

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Gregory Paul Gill and Shawn Marie Gill 4316 Stone Hall Boulevard, Hermitage, TN 37076	Same address as new owner	085-04-0A-495-00

FOR AND IN CONSIDERATION of the sum of SIX HUNDRED FIVE THOUSAND AND 00/100 Dollars ($ 605,000.00) and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **Thomas Harper and Ann Harper, husband and wife**, hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto **Shawn Marie Gill and Gregory Paul Gill, wife and husband,** hereinafter called the Grantee(s), their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 495, on the plan of Final Plat The Reserve at Stone Hall (formerly Eversong at Ravenwood) Phase 2, Section I Planned Unit Development, as shown on plat of record in Instrument No. 20180125-0007876, revised Instrument No. 20181217-0122497 Register's Office for Davidson County, reference to which is hereby made for a more complete description.

Being the same property conveyed to Thomas and Ann Harper, Husband and wife, from Bryan Higgins and Sarah Higgins fka Sarah Ruggieri, husband and wife, by Warranty Deed dated March 30, 2022 and recorded April 27, 2022 in Instrument No. 20220427-0048590, said Register's Office.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

This is ___unimproved _X__ improved property, known as: 4316 Stone Hall Boulevard, Hermitage, TN 37076

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the current year property taxes, which taxes are being prorated between the parties.

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this 24 day of August, 2026

GRANTOR(S)

Thomas Harper

Ann Harper

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, a Notary Public, Thomas Harper and Ann Harper, 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 and seal, this the 24 day of August, 2026

Notary Public

Martha E. Berry

Printed Notary Name

My commission expires: August 31, 2027

MARTHA E. BERRY
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
MY COMMISSION EXPIRES AUGUST 31, 2027

Tennessee Certification of Electronic Document

I, Marty Berry, 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 8/24/26 (date of document).

Affiant Signature

8/24/26
Date

State of Tennessee

County of Wilson

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

Notary's Signature

MY COMMISSION EXPIRES: 12-5-2026

NOTARY'S SEAL

