WARRANTY DEED

Karen Johnson Davidson County
Batch# 1470776 DEEDWARR
09/10/2026 10:24:30 AM 3 pgs
Fees: $18.00 Taxes: $1,400.45
20260910-0083937

KIM MURRAY NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

File No. EB-26-3529

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $378,500.00

Janice Collins
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th day of September, 2026

Kim Murray
Notary Public

MY COMMISSION EXPIRES: 2-23-30
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, LLC, 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Belinda D. Tobin	New Owner	
(NAME)	(NAME)	
233 Ben Hill Drive		187-01-0B-128.00-CO
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/we, **Katherine Clift, an unmarried woman**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Belinda D. Tobin, unmarried**, HEREINAFTER CALLED THE GRANTEE, 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 Lot No. 128 on the Ptan of Phase 4, District 3, Burkitt Ridge SP Subdivision, of record in Plat at Instrument No. 20220831-0038178, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being a portion of the same property conveyed to Regent Homes, LLC a Tennessee Limited Liability Company by Quitclaim Deed from McGowan Family Limited Partnership, a Tennessee Limited Partnership of record in Instrument No. 20190322-0026352 Register's Office for Davidson County, Tennessee, dated March 20, 2019 and recorded on March 22, 2019.

Being the same property conveyed to Katherine Clift, a married woman by Warranty Deed from Regent Homes, LLC, a Tennessee limited liability company of record in Instrument No. 20251231-0104267 Register's Office for Davidson County, Tennessee, dated December 22, 2025 and recorded on December 31, 2025. Katherine Clift was erroneously vested as a married woman. See Scrivener's Affidavit of record in Instrument No. ___202609100083936___, said Register's Office.

This is property more commonly known as 233 Ben Hill Drive, Antioch, TN 37013.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2026 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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. 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/our hand this 4th day of September, 2026.

Katherine Clift

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 4th day of September, 2026, before me personally appeared Katherine Clift, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 4th day of September, 2026.

Notary Signature
My commission expires:



Tennessee Certification of Electronic Document

I, Samuel F. 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 9-4-26 (date of document).

Affiant Signature

9-4-26
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 4th day of September, 2026.

Notary's Signature

MY COMMISSION EXPIRES: 2/23/30

NOTARY'S SEAL

KIM MURRAY
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY