Prepared by:
Record and Return To:
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd., Suite 130
Nashville, TN 37215

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $1,090,000.00

Affiant

Subscribed and sworn to before me, this 24th day of September, 2026.

Notary Public
My commission expires:

VIRGINIA DESJARLAIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 09, 2029

Karen Johnson Davidson County
Batch # 1477368 DEEDWARR
09/25/2026 10:01:36 AM 2 pgs
Fees: $13.00 Taxes: $4,033.00
20260925-0088958

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
636 Grassmere Park
Nashville TN 37211

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To: (If left blank, send to new owner at property address)	Map-Parcel Numbers:
Stephen K. Huffines **Helen B. Huffines**	New Owner	**160110A02800CO**
14 Lymington Ct		
Brentwood, TN 37027		

FOR AND IN 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 ACKNOWLEDGE, WE,

Brian P. Fillmore and Laura A. Fillmore, Trustees of The Brian and Laura Fillmore Trust, amended and restated September 9, 2019

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Stephen K. Huffines and Helen B. Huffines, husband and wife

HEREINAFTER CALLED THE GRANTEES, 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. 28, Plan of Hemmingwood, Phases I, II, III, & IV, of record in Plat Book 6900, Pages 6, 7, & 8, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description of said property.

Being the same property conveyed to The Brian and Laura Fillmore Trust, amended and restated September 9, 2019, by Warranty Deed from Jessica Godlewski, unmarried, and Andrew Godlewski, unmarried, dated August 28, 2024, of record in Instrument No. 20240829-0066681, in the Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

HOA Common Area Quitclaim Deed of record in Book 6962, Page 404, said Register's Office.

Easements of record in Book 7297, Pages 691, 695, 723, & 728, said Register's Office.

Stormwater Agreement of record in Book 6728, Page 673, said Register's Office.

The lien of 2026 property taxes not yet due/payable.

Subject to any and all encumbrances, restrictions, easements, plats, covenants, rights, and conditions that may appear of record in the Register's Office of Davidson County, Tennessee.

This is improved (X) unimproved (_____) property known as 14 Lymington Ct, Brentwood, TN 37027.

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 in 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.

The Brian and Laura Fillmore Trust, amended and restated September 9, 2019

_____ Date: 9/24/26
Brian P. Fillmore, Trustee

_____ Date: 9/24/26
Laura A. Fillmore, Trustee

STATE OF TN

COUNTY OF Williamson

Before me, the undersigned, a Notary Public in and for the said County and State, personally appeared **BRIAN P. FILLMORE AND LAURA A. FILLMORE** 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 forgoing instrument for the purpose therein contained and who further acknowledged that they are the **Trustees** of **The Brian and Laura Fillmore Trust, amended and restated September 9, 2019** and that they are authorized by **The Brian and Laura Fillmore Trust, amended and restated September 9, 2019** to execute this instrument on its behalf.

Witness my hand, at office, this 24th day of September, 2026.

_____
NOTARY PUBLIC

My Commission Expires: _____

DANIELLE WATSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES MAY 29, 2030