WARRANTY DEED

(SEAL)

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $540,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF April, 2025.

Notary Public
MY COMMISSION EXPIRES: 2/7/27

AMY CROSS NANCE STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Karen Johnson Davidson County
Batch# 1266042 DEEDWARR
04/30/2025 02:02:30 PM 3 pgs
Fees: $18.00 Taxes: $1,998.00
20250430-0033426

File #25-PA-0016-C

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO

Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Ryan Gendron	Cardinal Financial, Limted Partnership	
(NAME)	(NAME)	105 04 0 399.00
16 Perkins Street	3530 Toringdon Way, Suite 200	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37210	Charlotte, NC 28277	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged,

WILLIAM GALBRAITH AND ADRIENNE J. GALBRAITH, HUSBAND AND WIFE,

hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto

RYAN GENDRON, AN UNMARRIED MAN,

hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being the Southerly 95 feet of Lot No. 428 on the Map of MAURY & CLAIBORNE'S ADDITION, as of record in Plat Book 21, Page 84, Register's Office for Davidson County, Tennessee.

Said part of said lot fronts 40 feet on the Northerly side of Perkins Street and runs back between parallel lines 95 feet to a dead line.

Being the same property conveyed to William Galbraith and Adrienne J. Galbraith, husband and wife, by Warranty Deed from Yellowball Development, GP, of record in Instrument No. 20200615-0061253, in the Register's Office of Davidson County, Tennessee, dated June 2, 2020 and recorded on June 15, 2020.

This conveyance is subject to:
* Property Taxes for the year 2025 and all subsequent years.
*Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of MAURY & CLAIBORNE'S ADDITION, as recorded in Plat Book 21, Page(s) 84 and 85.

*Agreement for Dedication of Public Right-of-way as set forth in instrument recorded in Instrument No. 20190125-0007462, and Instrument No. 20190125-0007463.
* Any and all existing easements and restrictions as shown of record not stated herein

This is ____ **unimproved** __X__ **improved** property known as: **16 Perkins Street, Nashville, TN 37210**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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(s) this the ~~30th~~ 28th day of April, 2025.

William Galbraith

Adrienne J. Galbraith

STATE OF ~~TENNESSEE~~ Oregon
COUNTY OF ~~DAVIDSON~~ Lane

On this ~~30th~~ 28th day of April, 2025, before me personally appeared William Galbraith, 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 ~~30th~~ 28th day of April, 2025.

Notary Signature
My commission expires: 4/19/26

OFFICIAL STAMP
VIRGINIA MARQUES
NOTARY PUBLIC - OREGON
COMMISSION NO. 1024039
MY COMMISSION EXPIRES APRIL 19, 2026

STATE OF ~~TENNESSEE~~ Oregon
COUNTY OF ~~DAVIDSON~~ Lane

On this ~~30th~~ 28th day of April, 2025, before me personally appeared Adrienne J. Galbraith, 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 ~~30th~~ 28th day of April, 2025.

Notary Signature
My commission expires: 4/19/26

OFFICIAL STAMP
VIRGINIA MARQUES
NOTARY PUBLIC - OREGON
COMMISSION NO. 1024039
MY COMMISSION EXPIRES APRIL 19, 2026

I, Sheri Eagle, 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 this 28th day of April, 2025

Sheri Eagle

Dated 4/30/25

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me the within named Sheri Eagle who made oath that she has read the foregoing Affidavit and the things and matters contained therein are true. The Affiant did further acknowledge that she executed the within described document for the purpose of herein described.

Witness my hand and official seal this 30th day of April, 2025

My commission expires: 11-16-25

Jennifer Bennett
Notary Public

