THIS INSTRUMENT WAS PREPARED BY	STATE OF TENNESSEE COUNTY OF Davidson
Bankers Title & Escrow Corporation 3310 West End Avenue Nashville, TN 37203 P25-8811-WE	THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 1,200,000.00. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th DAY OF August, 2025 Notary Public MY COMMISSION EXPIRES 5-9-26 (AFFIX SEAL)

Karen Johnson Davidson County
Batch # 1306342 DEEDWARR
08/06/2025 09 43 53 AM 2 pgs
Fees $13 00 Taxes $4,440 00
20250806-0062366

TRACEY PERRY
TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Henry Robson and Sydney Robson	NEW OWNER	
3606 Sperry Avenue		117-05-0-008.00
Nashville, TN 37215		
(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, **Russell Gallagher, Trustee of The Russell C. Gallagher Trust , dated July 10, 2024**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Henry Robson and Sydney Robson, 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. 51 on the Map of the Henry Sperry Subdivision, as of record in Book 974, page 21, Register's Office for Davidson County, Tennessee, to which reference is made for more complete details of location and description of said lot.

Being the same property conveyed to Russell C. Gallagher and spouse, Elizabeth O. Gallagher by Warranty Deed from James G. Baker, III and Spouse, Valerie A. Baker of record in Book 9890, page 798, Register's Office for Davidson County, Tennessee, dated December 15, 1995 and recorded on December 18, 1995.

Being the same property conveyed to Russell C. Gallagher by Quitclaim Deed from Elizabeth O. Gallagher of record in Instrument No. 20150415-0033363 Register's Office for Davidson County, Tennessee, dated April 02, 2015 and recorded on April 15, 2015.

Being the same property conveyed to Russell C. Gallagher, as trustee of the Russell C. Gallagher Trust, dated July 10, 2024 by Quitclaim Deed from Russell C. Gallagher of record in Instrument No 20240715-0052812 Register's Office for Davidson County, Tennessee, dated July 10, 2024 and recorded on July 15, 2024.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is __ unimproved _X_ improved property known as **3606 Sperry Avenue, Nashville, TN 37215**

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 our hands this the 5th day of August, 2025.

Russell Gallagher, Trustee of The Russell C. Gallagher Trust , dated July 10, 2024

BY: _____ TRUSTEE
Russell Gallagher
Its: Trustee

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Russell C Gallagher,** with whom I am personally acquainted and who upon his/her oath acknowledged himself to be the **Trustee** of the **The Russell C. Gallagher Trust, dated July 10, 2024,** the within named bargainor, and Trust, and that he as such Trustee being authorized to do so, execute the foregoing instrument for the purposes therein contained by signing the name of the Trust, by the said **Russell Gallagher** as such **Trustee**

Witness my hand and official seal this the 5th day of August, 2025.

My Commission expires: Nov 8 2027

_____
Notary Public

R. L MOORE
TENNESSEE
NOTARY
PUBLIC
COUNTY OF DAVIDSON