39B

WARRANTY DEED

(SEAL)

Karen Johnson
Batch # 1318943
09/05/2025 11 43 22 AM
Fees $13 00 Taxes $6,382 50

Davidson County
DEEDWARR
2 pgs

20250905-0071054

File #25-TC-2003-A

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,725,000 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th DAY OF September, 2025

Notary Public
MY COMMISSION EXPIRES 7/6/2

LYDIA H WEAVER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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)
Sarah Thomas and Tom Thomas	NEW OWNER	
(NAME)	(NAME)	**131 02 4L 001 00**
2003A Galbraith Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215		
(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,

MICHEL TAYLOR AND TAYLOR SMITH, HUSBAND AND WIFE,

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

SARAH THOMAS, AND TOM THOMAS, WIFE AND HUSBAND,

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

A certain unit located in Davidson County, Tennessee, being known and designated as Unit No 2003A of HOMES AT 2003 GALBRAITH DRIVE, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing HOMES AT 2003 GALBRAITH DRIVE, a Horizontal Property Regime, of record in Instrument No 20160205-0011558, in the Register's office for Davidson County, Tennessee, and with said Unit being depicted on Exhibit "B" to said Declaration, together with a percentage interest in the common elements as set forth in said Declaration

Being the same property conveyed to Michel Taylor and Taylor Smith, husband and wife, by Warranty Deed from Jeffrey G King and Cynthia L King, Trustees of the Jeffrey and Cynthia King Living Trust dated November 13, 2019, of record in Instrument No 20210104-0000631, in the Register's Office of Davidson County, Tennessee, dated December 10, 2020 and recorded on January 4, 2021

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 OVERTON HILLS A RE-SUBDIVISION OF HOLLYWOOD PLACE ON HILLSBORO RD, as recorded in Plat Book 843, Page 66
* Declaration of Covenants, Conditions and Restrictions recorded in Instrument No 20160205-0011558
* Charter for Homes at 2003 Galbraith Drive HOA, Inc recorded as Instrument No 20160205-0011557
* Any and all existing easements and restrictions as shown of record not stated herein

*The execution of this instrument is affected by the signature of **JOHN BISHOP** as Attorney-in-Fact for **MICHEL TAYLOR**, which Power of Attorney is recorded in Book ___, Page ___/Instrument Number 20250905-0071052, Register's Office for **Davidson** County, Tennessee*

*The execution of this instrument is affected by the signature of **JOHN BISHOP** as Attorney-in-Fact for **TAYLOR SMITH**, which Power of Attorney is recorded in Book ___, Page ___/Instrument Number 20250905-0071053, Register's Office for **Davidson** County, Tennessee*

This is ____ **unimproved** __X___ **improved** property known as **2003A Galbraith Drive, 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 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 4th day of September, 2025

Michel Taylor by John Bishop, his attorney in Fact

Michel Taylor by John Bishop, his Attorney-In-Fact

Taylor Smith by John Bishop, her attorney in Fact

Taylor Smith by John Bishop, her Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **JOHN BISHOP**, to me known (or proved to me on the basis of satisfactory evidence to be the person who executed the foregoing instrument in behalf of **MICHEL TAYLOR**, and who acknowledged he/she/they executed the same as the free act and deed of the said **MICHEL TAYLOR**

Witness my hand and official seal this **4th** day of **September, 2025**

Notary Signature
My Commission Expires 07-06-26

KADEN ROACH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-06-2026

KADEN ROACH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-06-2026

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **JOHN BISHOP**, to me known (or proved to me on the basis of satisfactory evidence to be the person who executed the foregoing instrument in behalf of **TAYLOR SMITH** , and who acknowledged he/she/they executed the same as the free act and deed of the said **TAYLOR SMITH**

Witness my hand and official seal this **4th** day of **September, 2025**

Notary Signature
My Commission Expires 07-06-26

KADEN ROACH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-06-2026