WARRANTY DEED

Karen Johnson Davidson County
Batch# 1320861 DEEDWARR
09/10/2025 04:02:30 PM 3 pgs
Fees: $18.00 Taxes: $2,072.00
20250910-0072471

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $560,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 8 DAY OF September, 2025.

Notary Public

MY COMMISSION EXPIRES: 11/15/28

(AFFIX SEAL)

TARRA GRAYMAN
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

THIS INSTRUMENT WAS PREPARED BY
Hardeman, Montgomery & Potter, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
2016A Galbraith Drive, LLC	NEW OWNER	
(NAME)	(NAME)	
1047 Kendras Run		131 02 4N 001.00
(ADDRESS)	(ADDRESS)	
Gallatin, TN 37066		
(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, **AUBREY B. HARWELL, JR., TRUSTEE**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **2016A GALBRAITH DRIVE, LLC**, 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 Unit A of 2016 GALBRAITH HOMES, a Horizontal Property Regime with Private Elements located at Nashville, Davidson County, Tennessee, and described in a Declaration of Covenants, Conditions and Restrictions for 2016 GALBRAITH HOMES, a Horizontal Property Regime with Private Elements, of record as Instrument No.20160527-0053654, Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of 2016 GALBRAITH HOMES, a Horizontal Property Regime with Private Elements, contained in said Declaration, the plat filed as Exhibit "B" to said Declaration appearing in Instrument No. 20160527-0053654, and Bylaws appended thereto as Exhibit "C", said Register's Office, are incorporated hereby reference and made a part hereof the same as though copied herein for a more complete identification and description of said Unit.

Being a part of the same property conveyed to Aubrey B. Harwell, Jr., Trustee, by Installment Deed from Gilliam Otis Traughber and wife, Jane S. Traughber, of record in Book 6350, Page 764, in the Register's Office of Davidson County, Tennessee, dated July 27, 1984, and recorded on August 01, 1984.

Stephen C. Sexton herein signed as Attorney in fact for Aubrey B. Harwell, Jr. as Trustee and individually. Said Power of Attorney is of record Instrument No. 20250908-0071268 in the Registers office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

MO2025-1072

unimproved
This is improved x property, known as 2016 A Galbraith Dr, Nashville, TN 37215
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 hand this 8th day of September, 2025

AUBREY B. HARWELL, JR, TRUSTEE AND INDIVIDUALLY
Aubrey B. Harwell Jr. Trustee
by Stephen C Sexton, Atty in Fact
BY: STEPHEN C. SEXTON, 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, the within named Stephen C. Sexton, to me known to be the person who executed the foregoing instrument on behalf of Aubrey B. Harwell, Jr., as Trustee and Individually and acknowledged that he executed the same as the free act and deed of Aubrey B. Harwell, Jr., as Trustee and Individually.

Witness my hand and official seal this 8th day of September, 2025.

KEVIN D. MONTGOMERY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY
My Commission Expires 10/4/27

Commission expires:

Notary Public

MO2025-1072

Certificate of Authenticity

I, Joshua A. Terry, 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 9/8/25.

Affiant Signature – Joshua A. Terry

9/9/25

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 9/9/25.

Notary Public

My Commission Expires: 5-10-27

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON