WARRANTY DEED

Karen Johnson Davidson County
Batch# 1353638 DEEDWARR
12/04/2025 08:51:30 AM 3 pgs
Fees: $18.00 Taxes: $11,100.00
20251204-0096231

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $3,000,000.00

Minette B. Gallmann
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 1st DAY OF December, 2025

Notary Public

MY COMMISSION EXPIRES: 3.6.29
(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MEMORIE WHITE

THIS INSTRUMENT WAS PREPARED BY
Providence Title, LLC, 25 Century Blvd, Suite 402, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
William H. Gallmann IV and Minette B. Gallmann	New owner	
(NAME)	(NAME)	10413005000
208 Carden Ave	(ADDRESS)	
(ADDRESS)		
Nashville, TN 37205		
(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, **George Crawford, Co-Trustee of The Suerte Carden Trust U/A/D; March 1, 2023**, HEREINAFTER CALLED THE GRANTOR(S), HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO **William H. Gallmann IV and Minette B. Gallmann,** 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 20 on the Plan of Bransford Realty Company's Subdivision of part of Whitland Realty Company's Subdivision of record in Plat Book 547, Page 53, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Suerte Carden Trust u/a/d March 1, 2023, by virtue of that certain Warranty Deed dated March 9, 2023, and being of record at Instrument No. 20230310-0017356 in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions including those located in the Register's Office of Davidson County, TN, and all other matters of record, including all items set out on any applicable plat of record.

unimproved
This is improved x property, known as 208 Carden Ave Nashville, TN 37205
(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 1st day of December, 2025.

George Crawford, Co-Trustee of The Suerte Carden Trust U/A/D, March 1, 2023

By: George Crawford, Co-Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, **George Crawford, Co-Trustee of The Suerte Carden Trust U/A/D, March 1, 2023** , with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 1st day of December, 2025.

Notary Public

My Commission Expires: 3.6.29

COUNTY OF DAVIDSON
STATE OF TENNESSEE NOTARY PUBLIC
AMORIE WHITE

Certificate of Authenticity

I, Holly A Mason, 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 12/1/25.

Affiant Signature

12/1/25
Date

State of TN
County of Davidson

Sworn to and subscribed before me this 1st day of December, 2025

Notary's Signature

(Notary Seal)

My Commission Expires: 3.6.29

COUNTY OF DAVIDSON
STATE OF TENNESSEE NOTARY PUBLIC
MEMORIE WHITE