STATE OF Tennessee
COUNTY OF Davidson

Karen Johnson Davidson County
Batch# 1370719 DEEDWARR
01/15/2026 03:21:30 PM 3 pgs
Fees: $18.00 Taxes: $987.90
20260115-0003887

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $267,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th day of January, 2026.

Notary Public
MY COMMISSION EXPIRES: 4.22.29
File No. G25-24833

# WARRANTY DEED

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBER |
|---|---|---|
| Scott A. Halbert<br>(NAME) | Same<br>New Owner<br>(NAME) | 161-01-0A-033.00 CO and 161-01-0A-019.00 CO |
| 5324 Edmondson Pike Apt 3<br>(STREET ADDRESS) | 5324 Edmondson Pike Apt 3<br>(STREET ADDRESS) | |
| Nashville, TN 37211<br>(CITY) (STATE) (ZIP) | Nashville, TN 37211<br>(CITY) (STATE) (ZIP) | |

FOR AND IN 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 HEREBYACKNOWLEDGED, WE, **Thomas Chandler Gant, a married man**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Scott A. Halbert, unmarried**, 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:

Being a certain Condominium Apartment in Davidson County, Tennessee, being Unit No. 5324-#3 together with Garage No. 19, as specified on the Plat shown in the Master Deed, on the Plan of Danbury Condominiums, a Horizontal Property Regime, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by a Master Deed for Danbury Condominiums, of record in Book 6612, page 75, Exhibit "C", of the Danbury Homeowners' Association, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in said Master Deed. Reference is hereby made to the Plan of Danbury Condominiums, for placement of Units and Garages, as shown on Exhibit "C" to the Master Deed of record in Book 6612, page 75, said Register's Office, for a more complete identification and description of such Unit.

Being the same property conveyed to Thomas Chandler Gant, a single man by Deed dated April 28, 2023 from Dan Davies and Anette Davies aka Annette Davies, recorded May 2, 2023, in Instrument Number 20230502-0032307, in the Register's Office of Davidson County, Tennessee. Thomas Chndler Gant is now married to Kelsey Gant and she joins in this conveyance to convey any interest in said property, particularily her maritial interest.

Subject to any and all plats, easements, restrictions, and other matters of record.

The 2025 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 5324 Edmondson Pike, #3, Nashville, TN 37211.

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. Whenever 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 15th day of January, 2026.

Thomas Chandler Gant

Kelsey Gant

Kelsey Gant

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STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 15th day of January, 2026, before me personally appeared Thomas Chandler Gant and Kelsey Gant, 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 15th day of January, 2026.

D. TODD SHOLAR
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 08-19-2026

Notary Signature
My commission expires:

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*PREPARED BY AND RETURN TO:*

**SMITH.SHOLAR.MILLIKEN.MATTHEWS.PLLC.**
**P.O. BOX 663**
**GALLATIN, TN 37066**

Tennessee Certification of Electronic Document

I, Angel Hyde, 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 1-15-26 (date of document).

Angel Hyde
Affiant Signature

January 15, 2026
Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this 15 day of January, 2026.

Notary's Signature

ABBY L. WOODWARD
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
NOTARY'S SEAL

MY COMMISSION EXPIRES: 4-22-29