RECORD AND RETURN TO:
VICTORY TITLE & ESCROW, LLC
695 PRESIDENT PL., STE. 203
SMYRNA, TN 37167
VT260100004

WARRANTY DEED

Karen Johnson Davidson County
Batch # 1376921 **DEEDWARR**
02/06/2026 09:56:15 AM 2 pgs
Fees: $13.00 Taxes: $1,332.00

20260206-0008662

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$360,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, this the 5th day of February, 2026

Notary Public

MY COMMISSION EXPIRES:

GAIL C. VINCENT
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 06-16-2029

THIS INSTRUMENT WAS PREPARED BY
VICTORY TITLE & ESCROW, LLC, 695 PRESIDENT PL., STE. 203, SMYRNA, TN 37167

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Clare Marion Harney **and Kristin Elsbeth Harney** **154 Cumberland Trace** **Nashville, TN 37214**	**SAME**	**073-16-0A-0154.00 CO**

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 HEREBY ACKNOWLEDGED, WE,

Toni A. Gant, married

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Clare Marion Harney. A single woman and Kristin Elsbeth Harney, a married woman

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 No. 154 as shown on the Plat of Cumberland Trace, as of record in Book 5200, Page 724, Register's Office for Davidson County, Tennessee, together with an undivided membership in the Cumberland Trace Homeowner's Association, all as described in Book 6218, Page 528, in said Register's Office, together with each and all of the rights, privileges and appurtenances thereunto belonging as set forth in the Declaration of Covenants, Conditions and Restrictions of record in Book 6218, Page 528 and By-Laws attached thereto, including without limitation such unit's undivided percentage interest in the common elements as described thereto.

BEING the same property conveyed to Toni A. Gant a married woman, by Quitclaim Deed from William Gant, a married man, dated 1/31/2024 and recorded 1/31/2024 in Instrument No. 20240131-0006916; and being the same property previously conveyed to William Gant and Toni Gant, husband and wife, by Warranty Deed from Roger Dale Barnicoat and wife, Janice Kay Barnicoat, dated 5/15/2023 and recorded 5/15/2023 in Instrument No. 20230515-0036165, Register's Office for Davidson County, Tennessee.

The undersigned Walter Gant spouse of Toni A. Gant joins in the execution of this instrument for the purpose of conveying to the Grantees all of her right, title, claim and interest in and to the above described property, including but not limited to, her homestead, dower, and any and all other marital rights.

This conveyance is subject to: 1) Current years taxes which have been prorated and assumed by the 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 government and zoning regulations.

This is improved (X) property known as **154 Cumberland Trace, Nashville, TN 37214**
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 5th day of February, 2026.

Toni A. Gant

William Gant

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 Toni A. Gant and William Gant the bargainor(s) with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 5th day of February, 2026.

Commission Expires:_____

Notary Public

GAIL C. VINCENT
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 06-16-2029