THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 260153244**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $395,000.00 Affiant Subscribed and sworn to before me, this 19th day of February, 2026. Notary Public My Commission Expires:

SEZEN YILMAZ NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY COMMISSION EXPIRES SEPTEMBER 03, 2029

Karen Johnson Davidson County
Batch # 1383661 DEEDWARR
02/20/2026 10:22:56 AM 2 pgs
Fees: $13.00 Taxes: $1,461.50
20260220-0013591

WARRANTY DEED

Address New Owner: Robert Toombs Wright Montague, Jr. and Kiran Montague 515 The Hermitage Dr Alpharetta, GA 30004	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 131-06-0E-204.00 CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Dianne P. Gilbert, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Robert Toombs Wright Montague, Jr. and Kiran Joy Montague, as Trustees of The Montague Family Revocable Trust dated May 15, 2025**, ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

A certain condominium Unit located in Davidson County, Tennessee, being Unit No. 204, together with the appurtenant interest in the common elements of Burton Hills, Village of Boxmere, Phase I Condominiums, established by Master Deed of record in Book 6666, page 749 and amended in Book 6824, page 308, in Book 6908, page 738 and in Book 6921, page 226, Register' s Office for Davidson County, Tennessee, said Unit being depicted on Exhibit "B" attached to the aforementioned Declaration.

Being the same property conveyed to DIANNE P. GILBERT, by deed from KENNETH SHACKLEFORD, JR., of record in Instrument No. 20040126-0009488, dated January 13, 2004, said Register's Office.

Dianne P. Gilbert and Dianne Parks Gilbert being one and the same.

David Michael Gilbert executes this Warranty Deed for and on behalf of Dianne P. Gilbert a/k/a Dianne Parks Gilbert pursuant to a Power of Attorney recorded in Instrument No. 20260203-0007496.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

General or special taxes and assessments required to be paid in the year 2026 and subsequent years for Map-Par. 131-06-0E-204.00 CO.

Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 3702, page 250 and Book 4298, page 491, said Register's Office.

Open Space Agreements of record in Book 6470, page 383 and Book 6655, page 47, said Register's Office.

Master Deed and By-Laws of record in Book 6666, page 749, amended in Book 6824, page 308, Book 6908, page 738, Book 6921, page 226, said Register's Office.

Amendment to By-Laws of record in Book 6911, page 831, amended and restated in Instrument No. 20100401-0024317, said Register's Office.

This is improved property located at 204 Boxmere Place Nashville TN 37215

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 19th day of February, 2026.

Dianne P. Gilbert by David M Gilbert, her Attorney-in-Fact

Dianne P. Gilbert by David Michael Gilbert, 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, David Michael Gilbert, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Attorney-in-Fact for Dianne P. Gilbert and that he is authorized by Dianne P. Gilbert to execute this instrument on her behalf.

Witness my hand, at office, this 19th day of February, 2026.

Notary Public

My Commission Expires: 5/8/2028

RYAN DIECK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-08-2028