Karen Johnson Davidson County
Batch# 1398649 DEEDWARR
03/27/2026 02:08:30 PM 4 pgs
Fees: $23.00 Taxes: $5,568.50
20260327-0024622

THIS INSTRUMENT PREPARED BY:
Music City Title & Escrow, Inc.
4301 Hillsboro Pike, Suite 110
Nashville, Tennessee 37215

Address New Owner:	Send Tax Bills To:	Map-Parcel No.:
Richard and Margaret Chotard 3600 Valley Vista Road Nashville, TN 37205	Same as New Owner	104 14 0 006.00

GENERAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Sarah F. Gardial, Trustee of Sarah F. Gardial Revocable Living Trust dated November 4, 2011 and restated on August 4, 2022, and Jeffrey L. Gleeson, Trustee of Jeffrey L. Gleeson Revocable Living Trust dated October 14, 2016 and restated on August 4, 2022** ("Grantor"), has bargained and sold, and by these presents does hereby transfer, warrant and convey unto **Richard Chotard and Margaret Chotard, husband and wife**, ("Grantee") all of our/my right, title and interest in and to that certain real property known as 3600 Valley Vista Road, Nashville, TN 37205, together with all rights, privileges and appurtenances thereto and any improvements thereon as more particularly described as follows:

Situated and being in the County of Davidson, State of Tennessee, described as follows, to-wit:

Being Lot No. 23 in Block A, as Shown on The Plan of Bellwood subdivision of Record in Book 547, Pages 149 and 150 of Register's Office of Davidson County, Tennessee.

Said Lot 23 Fronts 60 Feet on the Easterly Side of Valley Vista Road, or Saratoga Drive and Extends Back on the North 127.57 Feet to a Dead Line and on the South 130.45 Feet to a Dead Line, Measuring 65 Feet on the Said Dead Line.

Being the same property conveyed to Sarah F. Gardial, Trustee, Sarah F. Gardial Revocable Living Trust dated November 4, 2011; and Jeffrey L. Gleeson, Trustee, Jeffrey L. Gleeson Revocable Living Trust dated October 14, 2016, by Warranty Deed from Sarah F. Gardial, Trustee of The Sarah F. Gardial Revocable Living Trust, dated November 4, 2011 and Sarah F. Gardial and Jeffrey L. Gleeson, wife and husband, to create a tenancy by the entirety dated August 4, 2022 and recorded September 6, 2022, of record in Instrument No. 20220906-0099820, in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Sarah F. Gardial, Trustee of The Sarah F. Gardial Revocable Living Trust, dated November 4, 2011, by Warranty Deed from John Houston Cate and wife, Stephanie Gilboy dated February 4, 2020 and recorded Februry 2, 2020, of record in Instrument No. 20200206-0013946, in the Register's Office for Davidson County, Tennessee.

This is improved (X) unimproved ( ) property known as 3600 Valley Vista Road, Nashville, TN 37205.

This conveyance is subject to all restrictions, easements and planning documents of record.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the said GRANTEE(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

In Witness Whereof, he/she/they/it, the said, **Grantor**, hereunto set by hands and seals this 24th day of March, 2026.

Sarah F. Gardial Revocable Living Trust dated November 4, 2011 and restated on August 4, 2022

By: Sarah F. Gardial, Trustee
Sarah F. Gardial, Trustee

Jeffrey L. Gleeson Revocable Living Trust dated October 14, 2016 and restated on August 4, 2022

By:
Jeffrey L. Gleeson, Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 24th day of March, 2026, before me personally appeared Sarah F. Gardial, Trustee of Sarah F. Gardial Revocable Living Trust dated November 4, 2011 and restated on August 4, 2022 and Jeffrey L. Gleeson, Trustee of Jeffrey L. Gleeson Revocable Living Trust dated October 14, 2016 and restated on August 4, 2022, 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 24th day of March, 2026.

Notary Signature
My commission expires: 2/27/2029

ASHLEY S. RUDY
STATE OF TENNESSEE NOTARY PUBLIC
Exp. 2/27/2029
COUNTY OF SUMNER

AFFIDAVIT OF VALUE

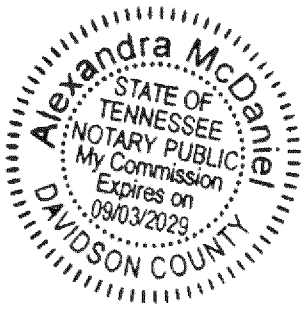
STATE OF Tennessee)
COUNTY OF Davidson)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee pursuant to Tenn. Code. Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $1,505,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

AFFIANT

Sworn to and subscribed before me this 27 day of March, 2026.

Notary Public
My commission expires: 9/3/2029



Certificate of Authenticity

I, Ashley Rudy, 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 March 24, 2026 (date of document).

Affiant Signature

Date: 3/24/2026

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this 24th day of March, 2026.

Notary's Signature
My Commission Expires: 9/3/2029

Alexandra McDaniel
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 09/03/2029
DAVIDSON COUNTY