Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

39-B
File #26-1104

Karen Johnson
Batch # 1408642
04/20/2026 11:54:26 AM
Fees: $13.00 Taxes: $1,609.13

Davidson County
DEEDWARR
2 pgs

20260420-0032203

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Angela Poston-Williamson, married, and Shauna W. Brooks, married, tenants in common** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Kyle Galloway, a single person, and Grayson Whitaker, a single person, as joint tenants with right of survivorship**, hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

A Certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Unit No. 6916, in a Horizontal Property Regime which is located on the Plat of Phase Three, Harpeth Glen Condominiums of record in Plat Book 4675, Page 64, 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 Mary Lynn Skinner and E. Thomas Carney, as joint tenants with right of survivorship by Warranty Deed from James W. Hagey and wife, Mary Susan Hagey of record in Book 8616, Page 117, Register's Office for Davidson County, Tennessee, dated April 20, 1992 and recorded on May 01, 1992.

Being the same property conveyed to Mary Lynn Skinner, a single person by Quitclaim Deed from E. Thomas Carney and wife Dorothy B. Carney of record in Book 10055, Page 914, Register's Office for Davidson County, Tennessee, dated May 15, 1996 and recorded on May 21, 1996.

Being the same property conveyed to Angela Poston-Williamson and Shauna W. Brooks, tenants in common by Warranty Deed from Mary Lynn Skinner, unmarried of record in Instrument No. 20250530-0042677, Register's Office for Davidson County, Tennessee, dated May 20, 2025 and recorded on May 30, 2025.

The subject property has never been the primary residence of the Grantors, Grantor's spouse or issues.

The property conveyed herein is subject to matters shown on the recorded plan, matters set out in the above referenced Declarations and By-Laws, if any, and to applicable easements, conditions, assessments and restrictions therein, and Property Taxes for the current year.

This is improved property, known as: 6916 Highland Park Drive, Nashville, TN 37205.

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, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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.

NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT	TAX MAP-PARCEL #:
Kyle Galloway Grayson Whitaker 6916 Highland Park Drive Nashville, TN 37205	CrossCountry Mortgage, LLC 2160 Superior Avenue Cleveland, OH 44114	143-03-0B-031.00

WITNESS THE EXECUTION HEREOF this 16th day of April, 2026.

Angela Poston-Williamson

Shauna W. Brooks

State of Tennessee)
County of Davidson)

On this 16th day of April, 2026, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Angela Poston-Williamson and Shauna W. Brooks, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires: 7/16/26

LYDIA H WEAVER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: **$ 434,900.00.**

Affiant

Sworn and subscribed before me on this the 16th day of April, 2026.

Notary Public

My Commission Expires: 7/16/26

LYDIA H WEAVER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY