SPECIAL WARRANTY DEED

Karen Johnson
Batch # 1418810
05/11/2026 02:45:00 PM
Fees: $13.00 Taxes: $1,480.00

Davidson County
DEEDWARRSP
2 pgs

20260511-0042394

DM-B-26-2053

MARGARET R MEANS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 01/22/2029
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $400,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7 DAY OF MAY, 2026.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Gage Gladhill	**SUMMIT MORTGAGE LLC, SUCCESSORS AND OR ASSIGNS**	
(NAME)	(NAME)	
2053 Stokes Lane	**10233 SOUTH PARKER RD, SUITE 340**	**117-07-0M-029.00**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215	**Parker, CO 80134**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **DGI PROPERTIES, LLC, A TENNESSEE LMITED LIABLITY COMPANY,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **GAGE GLADHILL, AN UNMARRIED MAN,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 2053, together with the appurtenant interest in the common elements of Fairsted Park Condominiums, a Horizontal Property Regime established by Master Deed of record in Instrument Number 20021121-0145225, as amended in Instrument No. 20030328-0041138, in the Register's Office for Davidson County, Tennessee, said Unit being depicted on the condominium site plan attached as Exhibit "C" to the aforementioned Master Deed; and being located upon Lot No. 2 on the Plan of Resubdivision of Woman's Club of Nashville of record in Plat Book 6200, Page 383, said Register's Office, to which plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to DGI Properties, LLC, its successors and assigns by Substitute Trustee's Deed from Priority Trustee Services of TN,LLC, as Substitute Trustee of record in Instrument No. 20160725-0076490 Register's Office for Davidson County, Tennessee, dated July 14, 2016 and recorded on July 25, 2016.

This conveyance is subject to:
- Taxes for the year 2026, a lien not yet due and payable.
- Any County and/or City taxes unavailable for verification, along with any penalties, interest and/or court costs.
- Subject to all matters shown on the Plan of record in Plat Book 6200, Page 383, Register's Office for Davidson County, Tennessee.
- The premises herein insured is a condominium apartment established pursuant to the provisions of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq., of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof and is subject to the By-Laws for the administration thereof; also subject to the easements, rights and interest in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereon; and also including without limitations, all conditions, covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Fairsted Park Condominiums of record in Instrument Number 20021121-0145225, as amended in Instrument No. 20030328-0041138, Register's Office for Davidson County, Tennessee.
- Easement of record in Book 3921, Page 507, in the Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 9619, Page 112, in the Register's Office for Davidson County, Tennessee.
- Rights of tenants in possession, as tenants only, under unrecorded leases, if any.
- Rights and easements of adjoining landowners in and to any party wall(s) located on the insured parcel.
- Subject to rights of others in and to the common areas and/or elements.
- Any and all existing easements and restrictions as shown of record not stated herein

AND THE GRANTOR, DOES HEREBY CONVENANT with the Grantee, except as above-noted, that, at the time of the delivery of this Deed, the premises were free from all encumbrances made by it, and that it will warrant and defend the same against the lawful claims and demands of all persons claiming, by, through, or under it, but against none other.

GRANTOR makes no representation or warranties of any kind or character expressed or implied as to the condition of the material and workmanship in the dwelling house located on said property. The Grantees have inspected and examined the property and are purchasing same based on no representation or warranties expressed or implied, made by Grantor, but on their own judgment.

This is **improved** property known as: **2053 Stokes Lane, Nashville, Tennessee 37215**.

Witness my/our hand(s) this the 7 DAY OF MAY, 2026.

DGI Properties, LLC

By: The Trust Company of Tennessee, its Authorized Agent

By: Denise Jantzen

Its: Unique Assets Coordinator

STATE OF TENNESSEE
COUNTY OF ~~CHEATHAM~~ Knox

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Denise Jantzen, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the AUTHORIZED AGENT of DGI PROPERTIES, LLC the within named bargainor, a limited liability company, and that he/she as such AUTHORIZED REPRESENTATIVE executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 7th of May, 2026.

Elisabeth Scott
Notary Public
My Commission Expires: 2/3/2029
(SEAL)

ELISABETH SCOTT
STATE OF TENNESSEE NOTARY PUBLIC
KNOX COUNTY

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212