Davidson County
Batch # 1426695
DEEDWARR
05/29/2026 02:44:05 PM
2 pgs
Fees: $13.00 Taxes: $9,157.50
20260529-0048809

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

39-B
File #26-1137

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 **Thomas R. Akins, Sr., a married man**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Robert Gary Austin, Jr. and Meredith Redus Austin, Co-Trustees of The GMA Trust dated May 23, 2025,** 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:**

Land in Davidson County, Tennessee, being Lot 73, as shown on the Plan of Rolling Meadows, of record in Plat Book 1424, Pages 98 and 99, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Thomas R. Akins, Sr., unmarried by Warranty Deed from Nashville Construction Company, Inc., Clay Tate and Hannah Crockett of record in Instrument No. 20150604-0052420, Register's Office for Davidson County, Tennessee, dated June 02, 2015 and recorded on June 04, 2015. Thomas R. Akins, Sr., is now married to Sonya Akins who joins in this conveyance to convey any all marital interest in subject property.

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: 4040 Russellwood Drive, Nashville, TN 37204.

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 #:**
The GMA Trust **4040 Russellwood Drive** **Nashville, TN 37204**	**NEW OWNER**	**132-01-0-126.00**

WITNESS THE EXECUTION HEREOF this 28th day of May, 2026.

Thomas R. Akins, Sr.

Sonya Akins

State of Tennessee)
County of Davidson)

On this 28th day of May, 2026, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Thomas R. Akins, Sr. and Sonya Akins, 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: 1/22/30

ANGELA Y. POSTON-WILLIAMSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: **$ 2,475,000.00.**

Affiant

Sworn and subscribed before me on this the 28th day of May, 2026.

Notary Public

My Commission Expires: 1/22/30

ANGELA Y. POSTON-WILLIAMSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON