WARRANTY DEED

(SEAL)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,517,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28 DAY OF May, 2026.

Notary Public
MY COMMISSION EXPIRES:

C. LOY CARNEY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-20-2028

Karen Johnson Davidson County
Batch# 1427253 DEEDWARR
06/02/2026 12:14:30 PM 3 pgs
Fees: $18.00 Taxes: $5,612.90
20260602-0049554

File #26-TL-1104-A

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO

Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Joyce A. Alfery (NAME)	**Pinnacle Bank, a Tennessee Bank** (NAME)	**131 12 0I 001.00**
1104 A Biltmore Drive (ADDRESS)	**21 Platform Way South, #2300** (ADDRESS)	
Nashville, TN 37204 (CITY) (STATE) (ZIP)	**Nashville, TN 37203** (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,

ROBERT GARY AUSTIN, JR. AND MEREDITH REDUS AUSTIN, TRUSTEES OF THE GMA TRUST DATED MAY 23, 2025,

hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto

JOYCE A. ALFERY, A MARRIED WOMAN,

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 A of 1104 Biltmore Cottages, a Horizontal Property Regime with Private Elements located at Nashville, Davidson County, Tennessee and described in a Declaration of Covenants, Conditions and Restrictions for 1104 Biltmore Cottages, a Horizontal Property Regime with Private Elements, of record as Instrument No. 20131202-0122386, Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and related to the units, property, co-owners and tenants of 1104 Biltmore Cottages, a Horizontal Property Regime with Private Elements contained in said Declaration, the plat filed as Exhibit "B" to said Declaration appearing in Instrument No. 20131202-0122386, and By-Laws appended thereto as Exhibit "C", said Register's Office, are incorporated hereby reference and made a part here of the same as though copied herein for a more complete identification and description of said Unit.

Being the same property conveyed to Robert Gary Austin, Jr., and Meredith Redus Austin, Co-Trustees of The GMA Trust dated May 23, 2025, by Quitclaim Deed from Meredith Austin and Robert Gary Austin, wife and husband, of record in Instrument No. 20250613-0045855, in the Register's Office of Davidson County, Tennessee, dated May 23, 2025 and recorded on June 13, 2025.

Being the same property conveyed to Meredith Austin and Robert Gary Austin, wife and husband, by Warranty Deed from James Kennon Askew and Stephanie Lee Askew, husband and wife, of record in Instrument No. 20191016-0105991, in the Register's Office of Davidson County, Tennessee, dated October 15, 2019 and recorded on October 16, 2019.

This conveyance is subject to:
* Property Taxes for the year 2026 and all subsequent years.
* Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Battery Park, as recorded in Plat Book 1130, Page(s) 103.
* Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20131202-0122386.
* Charter, recorded as Instrument No. 20131202-0122385, in said Register's Office for Davidson County, Tennessee.
* Any and all existing easements and restrictions as shown of record not stated herein

This is ____ **unimproved** __X___ **improved** property known as: **1104 A Biltmore 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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that 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 we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), their 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.

Witness my/our hand(s) this the 28th day of May, 2026.

The GMA Trust dated May 23, 2025

By: _____
Robert Gary Austin, Jr., Trustee

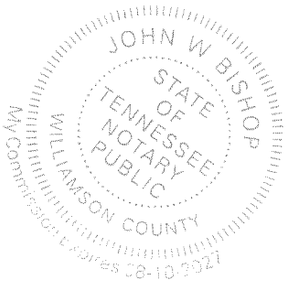
By: _____
Meredith Redus Austin, Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 28th day of May, 2026, before me personally appeared Robert Gary Austin, Jr. and Meredith Redus Austin, Trustees of The GMA Trust dated May 23, 2025, 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 28th day of May, 2026.

_____
Notary Signature
My commission expires:



True Copy Certification

I, **Tammy Carney,** 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 this the 28 day of May, 2026.

Affiant Signature

Date 5.28.26

State of TENNESSEE
County of DAVIDSON

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

Notary's Signature
MY COMMISSION EXPIRES: _____

