WARRANTY DEED

Karen Johnson Davidson County
Batch# 1442940 DEEDWARR
07/07/2026 12:52:30 PM 4 pgs
Fees: $23.00 Taxes: $991.60
20260707-0061103

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $268,000.00.

Leorio Austin Vale
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd DAY OF JULY, 2026.

Notary Public

MY COMMISSION EXPIRES: 12/8/2028
(AFFIX SEAL)

ANALISE WILLIAMS
Notary ID #132815051
My Commission Expires
December 8, 2028

Completed via Remote Online Notarization using 2 way Audio/Video technology.

THIS INSTRUMENT WAS PREPARED BY

Metropolitan Escrow, Inc., 217 Pineway Drive, Nashville, TN 37217

File No.: 26-0257

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Nash Homes LLC	New Owner	Map: 095-14-0-098.00
(NAME) 5600 Glenalden Drive	(NAME)	
(ADDRESS) Smyrna, TN 37167	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TWO HUNDRED SIXTY-EIGHT THOUSAND AND NO/100 DOLLARS ($268,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

CAMERON MCFARLIN GILLILAND AND LEORIO AUSTIN VALE, HEIRS OF THE ESTATE OF TROY MCFARLIN GILLILAND,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

NASH HOMES LLC, A TENNESSEE LIMITED LIABILITY COMPANY,

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, ALL RIGHT, TITLE AND INTEREST IN AND TO A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, BEING Lot No. 11, on the Plan of Elm Hill Acres, Section 1, as of record in Book 2331, Page 67, Register's Office for said County.

Said part of Lot No. 11 fronts 75 feet on the north side of Elm Hill Pike and runs back 226.5 feet on the east line and 229.1 feet on the west line, to a dead line in the rear on which it measures 75 feet.

Being the same property conveyed to Troy McFarlin Gilliland, by deed from Esther Renata Gilliland, of record in Instrument No. 20030313-0034047, dated November 13, 2002, Register's Office for said County. The said Troy McFarlin Gilliland died January 30, 2026 with a Will, but the Estate was not probated. The Grantor(s), Cameron McFarlin Gilliland and Leorio Austin Vale, execute this instrument as the Heirs of the Estate of Troy McFarlin Gilliland. See also Affidavits of Heirship of record in Instrument Nos: 202607070061100, 202607070061101, 202607070061102, said Register's Office. This conveyance is made subject to: (1) 2026 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Plat Book 2331, Page 67, said Register's Office; (3) Electric Line Easement of record in Book 2023, Page 17, in the Register's Office for Davidson County, Tennessee; (4) Transmission Line Easement of record in Book 1255, Page 285, in the Register's Office for Davidson County, Tennessee; (5) Electrical Permit by Metropolitan Government of Nashville and Davidson County of record in Book 5735, Page 348, in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to Restrictive Covenants of record in Book 2442, Page 464, Register's Office for said County.

unimproved ☐
This is improved ☒ property, known as 2122 Elm Hill Pike, Nashville, TN 37210
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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 our hands this 2nd day of July, 2026.

Estate of Troy McFarlin Gilliland

BY: _____
Cameron McFarlin Gilliland
Heir

STATE OF Georgia
COUNTY OF Cherokee

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Cameron McFarlin Gilliland with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon his oath acknowledged himself to be the Heir of the Estate of Troy McFarlin Gilliland the within named bargainer, and that he as such Heir being authorized so to do, executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this, 2nd day of July, 2026.

My Commission Expires: 09-12-2028

_____
Notary Public

Deric J Beaudoin
Whitfield County, Georgia
Notary Public
Commission No. W-00668024
My Commission Expires 09-12-2028

Estate of Troy McFarlin Gilliland

BY: Leorio Austin Vale
Leorio Austin Vale
Heir

STATE OF Texas
COUNTY OF Collin

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Leorio Austin Vale with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon his oath acknowledged himself to be the Heir of the Estate of Troy McFarlin Gilliland the within named bargainer, and that he as such Heir being authorized so to do, executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this, 3rd day of July, 2026.

My Commission Expires: 12/8/2028

Analise Williams
Notary Public

ANALISE WILLIAMS
Notary ID #132815051
My Commission Expires
December 8, 2028

Completed via Remote Online Notarization using 2 way Audio/Video technology.

Certification of Recorded Documents

I, Channing Miles, 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 July 2, 2026.

(AFFIANT) – Channing Miles

07/02/2026
Date

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn and subscribed before me this 2nd day of July, 2026.

My commission expires: 1/24/28

Notary Public

PATRICIA NICHOLLS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY