BOX 10-A

WARRANTY DEED

Karen Johnson Davidson County
Batch # 1451120 DEEDWARR
07/23/2026 09:24:24 AM 2 pgs
Fees: $13.00 Taxes: $2,516.00
20260723-0066813

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $680,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 22nd DAY OF JULY, 2026.

Notary Public

MY COMMISSION EXPIRES:

JOSEPH WHITE NOTARY PUBLIC TENNESSEE My Comm. Expires May 28, 2029 COUNTY OF WILLIAMSON

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Hardeman, Montgomery & Potter, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Andrew John Miller	Same as New Owner	
(NAME)	(NAME)	
2031 Galbraith Dr		131-02-4C-002.00-CO
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **2031 GALBRAITH LANE TRUST UAD FEBRUARY 6, 2013**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ANDREW JOHN MILLER, UNMARRIED MAN**, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A 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. B on the Plan of 2031 Gailbraith Cottages, a Horizontal Property Regime with Private Elements of record in Exhibit "B" in the Declaration of Covenants, Conditions and Restriction at Instrument No. 20140422-0033509, 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 part of the same property conveyed to Kristin J. Tant, Trustee of the HMT Trust under agreement dated February 6, 2013 by Warranty Deed from James Harwell Todd, married, dated March 25, 2014 and recorded March 27, 2014 in Instrument No. 20140327-0025122, Register's Office of Davidson County, Tennessee.

Being part of the same property conveyed to Kristin J. Tant, Trustee of the 2031 Galbraith Lane Trust, dated February 6, 2013 by Quitclaim Deed from Kristin J. Tant, Trustee of the HMT Trust dated February 6, 2013 and recorded in Instrument No. 20140605-0048989, Register's Office of Davidson County, dated May 10, 2014 and recorded June 5, 2014; and Scrivener's Affidavit of record in Instrument NO. 20141104-0101581, said Register's Office.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

unimproved
This is improved x property, known as 2031 Galbraith Dr, Nashville, TN 37215
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

JW2026-903

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 my hand this 22nd day of July, 2026

2031 GALBRAITH LANE TRUST UAD FEBRUARY 6, 2013

BY: Kristin J. Tant, Trustee

KRISTIN J. TANT, TRUSTEE

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned notary public of Davidson County, Tennessee, personally appeared Kristin J. Tant, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is Trustee of The 2031 Galbraith Lane Trust UAD February 6, 2013 and executed the within instrument as such Trustee.

Witness my hand and official seal this 22nd day of July, 2026.

Commission expires:

JOSEPH WHITE
TENNESSEE
NOTARY
PUBLIC
My Comm. Expires
May 26, 2029
COUNTY OF WILLIAMSON

Notary Public

JW2026-903