BOX 10-A

WARRANTY DEED

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO PIKE, STE 300
NASHVILLE, TN 37215

Karen Johnson
Batch # 1456707
08/10/2026 09:38:43 AM
Fees: $13.00 Taxes: $736.30

Davidson County
DEEDWARR
2 pgs

20260810-0073302

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $199,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 7th DAY OF August, 2026

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

MICHELLE OSBORNE
STATE OF TENNESSEE NOTARY PUBLIC
MACON COUNTY
My Commission Expires 3/5/2029

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 NUMBER
Victoria Lynn Gaither and Keith Wayne Gaither	NEW OWNER	
(NAME)	(NAME)	117 11 0J 226.00
3756 May Apple Lane		
(ADDRESS)	(ADDRESS)	
Signal Mountain, TN 37377		
(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, I, **JUSTIN GLARDON**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **VICTORIA LYNN GAITHER AND KEITH WAYNE GAITHER, WIFE AND HUSBAND,** 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:

Being Unit No. 226, together with the appurtenant interest in the common elements of THE HILLMONT CONDOMINIUMS, a horizontal property regime established by Master Deed of Record as Instrument No. 20040209-0015685 and re-recorded as Instrument No. 20040212-0017074; amended of record in Instrument No. 20050404-0036415 and Instrument No. 20050512-0053861, 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.

Being the same property conveyed to Justin Glardon, individually, by Executor's Deed from Irene Turner, Executrix of the Estate of Allison Doris Turner, of record in Instrument No. 20241016-0080179, in the Register's Office of Davidson County, Tennessee, dated October 8, 2024 and recorded on October 16, 2024. The said Allison Turner died on April 14, 2024, testate, devising subject property to Irene Turner and Justin Glardon. See Probate File No. 24P-900, Davidson County Probate Court.

Kevin Montgomery herein signed as Attorney in fact for Justin Glardon. Said Power of Attorney is of record Instrument No. 20260810-0073301 **in the Registers office for Davidson County, Tennessee.**

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 2025 Woodmont Blvd Unit #226, Nashville, TN 37215
(House Number) (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 my hand this 7th day of August, 2026

Justin Glardon by attorney in fact

JUSTIN GLARDON
BY: KEVIN MONTGOMERY, ATTORNEY IN FACT

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Kevin Montgomery to me known to be the person who executed the foregoing instrument on behalf of Justin Glardon and acknowledged that he executed the same as the free act and deed of Justin Glardon.

Witness my hand and official seal this 7th day of August, 2026.

Commission expires:

MICHELLE OSBORNE
STATE OF TENNESSEE NOTARY PUBLIC
MACON COUNTY
My Commission Expires 3/5/2029

Michelle Osborne
Notary Public

MO2026-1046