Karen Johnson Davidson County
Batch# 1462040 DEEDWARR
08/19/2026 02:24:30 PM 4 pgs
Fees: $23.00 Taxes: $647.50
20260819-0077288

THIS INSTRUMENT PREPARED BY:
FREEMAN & BRACEY, PLC.
885 Conference Drive, Suite 500
P. O. Box 527
Goodlettsville, Tennessee 37070
615-859-1328

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is **$175,000.00**

Subscribed and sworn to before me this 18th day of August, 2026.

Notary Public **Affiant**
My Commission Expires: _____

MELISSA HEAVENER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES MAY 03, 2027

WARRANTY DEED

Address New Owner(s):	Send Tax Bills To:	Map-Parcel No(s).
Susanne G. Segall **85 Glen Oaks Drive Northwest** **Atlanta, GA 30327**	**Same as New Owner**	**117-11-0J-237.00 CO**

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, and other good and valuable consideration, the receipt of which is hereby acknowledged **Guardianship and Trusts Corp of Nashville Tennessee, Successor Trustee of Irrevocable Trust Agreement for Jo Ann Grossman dated September 28, 2001**, the Grantor(s) has this day bargained and sold, and does hereby transfer and convey unto the said **Susanne G. Segall, a married woman**, the Grantee(s) herein, their successors, heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

A certain condominium apartment in Davidson County, Tennessee, being Unit No. 237, 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, as amended by First Amendment to Master Deed of record in Instrument No. 20050404-0036415 and Second Amendment of record in 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 DOROTHY GROSSMAN AND DIANA GAIL GROSSMAN ELEY, AS CO-TRUSTEES OF THE IRREVOCABLE TRUST AGREEMENT FOR JO ANN GROSSMAN DATED SEPTEMBER 28, 2001, AN 80% UNDIVIDED INTEREST, by General Warranty Deed from DOROTHY H. GROSSMAN, of record in Instrument No. 20081229-0123072, dated December 16, 2008, said Register's Office.

Being the same property conveyed to DOROTHY GROSSMAN AND DIANA GAIL GROSSMAN ELEY, AS CO-TRUSTEES OF THE IRREVOCABLE TRUST AGREEMENT FOR JO ANN GROSSMAN DATED SEPTEMBER 28, 2001, AN ONE-HALF (1/2) OF REMAINING UNDIVIDED INTEREST, by Quitclaim Deed from DOROTHY H. GROSSMAN, of record in Instrument No. 20081231-0123786, dated December 23, 2008, said Register's Office.

Being the same property conveyed to DOROTHY GROSSMAN AND DIANA GAIL GROSSMAN ELEY, AS CO-TRUSTEES OF THE IRREVOCABLE TRUST AGREEMENT FOR JO ANN GROSSMAN DATED SEPTEMBER 28, 2001, by Quitclaim Deed from DOROTHY H. GROSSMAN, of record in Instrument No. 20090115-0003815, dated January 6, 2009, said Register's Office.

Bring the same property conveyed to GUARDIANSHIP AND TRUSTS CORP, AS SUCCESSOR TRUSTEE OF THE IRREVOCABLE TRUST AGREEMENT FOR JO ANN GROSSMAN DATED SEPTEMBER 28, 2001, TRUST, by Quitclaim Deed from, DIANA GAIL GROSSMAN ELEY, AS THE SOLE TRUSTEE OF THE IRREVOCABLE TRUST AGREEMENT FOR JO ANN GROSSMAN DATED SEPTEMBER 28, 2001m (THE "TRUST") of record in Instrument No. 20210629-0088354, dated May 31, 2021, Register's Office for Davidson County, Tennessee.

This is ( ) unimproved (X) improved property known as: 2025 Woodmont Boulevard, Unit 237, Nashville, TN 37215

This conveyance is subject to all restrictions, easements and planning documents of record.

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantee(s), their successors, heirs and assigns forever I covenant that I am lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

We further covenant and bind myself, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantee(s), their successors, heirs and assigns, against the lawful claims of all persons.

Whenever used, the singular number shall include the plural, the plural the singular and the use of any gender shall be applicable to all genders.

SIGNATURES TO APPEAR ON NEXT PAGE

Witness my hand this 14th day of August, 2026.

Guardianship and Trusts Corp., as Successor Trustee of the Irrevocable Trust Agreement for Jo Ann Grossman dated September 28, 2001

By: Dora Mitchell
Dora Mitchell, as the Executive Director of Guardianship and Trusts Corp

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Barbara Garcia the undersigned authority, a Notary Public for said county and State, Dora Mitchell, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained, and who further acknowledged that such person is the Executive Director of Guardianship and Trusts Corp and is authorized to execute this instrument on behalf of Guardianship and Trusts Corp.

Witness my hand and official seal at Guardianship + Trusts Corporation this the 14th day of August, 2026.

Barbara Garcia
NOTARY PUBLIC
My Commission Expires: 3-8-2028



CERTIFICATE OF AUTHENTICITY

I, **Devin F. Park**, 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 **8/14/2026** [DATE].

AFFIANT SIGNATURE

8/18/2026

DATE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me on this the **18th** day of **August**, 2026.

Notary Signature
My Commission Expires: 8/1/28
[SEAL]

