Karen Johnson Davidson County
Batch# 1468898 DEEDWARR
09/04/2026 01:17:30 PM 6 pgs
Fees: $33.00 Taxes: $999.00
20260904-0082591

Name and Address of New Owner:
MTM Homes, LLC
5821 Deer Estates Drive
Nashville, TN 37221

Send Tax Bills To:
New Owner

This Instrument Prepared By:
Greater Nashville Title, LLC
4603 Gallatin Pike
Nashville, TN 37216
File No. GNT-26-4795

Map & Parcel No: 061-05-0A-116.00-CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **David Galloway, an unmarried man, Gabrielle Gloria Galloway, a single woman, McKenzie Grace Galloway, a single woman, and Arabella Rose Galloway,** a Single Woman, "the Grantors," have this day bargained and sold and by these presents hereby sell, give, transfer and convey unto **MTM Homes, LLC, a Tennessee Limited Liability Company,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, Being Unit No. 18, Condominium Site Plan, Phase IV on the Plan of Poplar Glen, as of record in Plat Book 7900, Page 392, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Stephanie L. McLeod by Warranty Deed from Larry L. Foster and wife, Lisa Foster, of record in Book 11496, Page 301, Register's Office for Davidson County, Tennessee, dated May 21, 1999 and recorded on May 27, 1999. The said Stephanie L. McLeod a/k/a Stephanie L. Galloway died on or about October 28, 2014, survived by David Galloway, Arabella Galloway, McKenzie Galloway and Gabrielle Galloway. Affidavits of Heirship of Record in Instrument No. 20200227-0021934 and 202609040082590 said Register's Office. See also Davidson County Chancery Court Docket No. 24-1359-I and Davidson County Probate Court Docket No. 14P1907.

FOR INFORMATIONAL PURPOSES ONLY: Being improved property known as **702 Maple Place, Nashville, Tennessee 37216.**

THIS CONVEYANCE IS SUBJECT TO THE FOLLOWING:

NOTES, EASEMENTS, BUILDING SETBACK LINES AND ALL MATTERS INCLUDING APPLICABLE CONDITIONS, RESTRICTIONS, RESERVATIONS, EASEMENTS, ETC., AS SHOWN ON THE RECORDED PLAT; ALL OTHER EASEMENTS AND RESTRICTIONS OF RECORD AND EASEMENTS THAT WOULD BE MADE VISIBLE BY AN INSPECTION OF THE PREMISES; ANY GOVERNMENTAL ZONING AND SUBDIVISION ORDINANCES OR REGULATIONS IN EFFECT THEREON; THE ACCURACY OF THE INDEX BOOK OF THE SAID REGISTER'S OFFICE; AND ANY OTHER MATTERS WHICH AN ACCURATE SURVEY OF THE PROPERTY MIGHT DISCLOSE.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantors covenants that they are lawfully seized and possessed of said real estate, have good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons. 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.

IN WITNESS WHEREOF, Grantors have caused this Warranty Deed to be executed on the 20th day of August, 2026.

(SEAL)
McKenzie Grace Galloway

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named McKenzie Grace Galloway, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 20th day of August, 2026.



Notary Public
My commission expires:

IN WITNESS WHEREOF, Grantors have caused this Warranty Deed to be executed on the 20th day of August, 2026.

Gabrielle Gloria Galloway (SEAL)

STATE OF WISCONSIN
COUNTY OF ~~WUAKESHA~~ WAUKESHA

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Gabrielle Gloria Galloway, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 20th day of August, 2026.

DAVID J. NEWTON
Notary Public
State of Wisconsin

Notary Public
My commission expires: 10-30-2029

IN WITNESS WHEREOF, Grantors have caused this Warranty Deed to be executed on the 20th day of August, 2026.

Arabella Rose Galloway (SEAL)
Arabella Rose Galloway

STATE OF WISCONSIN
COUNTY OF WUAKESHA

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Arabella Rose Galloway, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 20th day of August, 2026.

JUSTIN BLAD
Notary Public
State of Wisconsin

Justin Blad, Notary Public
Notary Public
My commission expires: 9-15-2028

Attached to and Becoming a part of;
Document Title; Warranty Deed
Dated; 08-20-2026 **Total # of Pages;** 4
Reference; File No.: GNT-26-4795

IN WITNESS WHEREOF, Grantors have caused this Warranty Deed to be executed on the 20th day of August, 2026.

David Galloway (SEAL)
David Galloway

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named David Galloway, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 21st day of August, 2026.

MADELYN N. REYNOLDS STATE OF TENNESSEE NOTARY PUBLIC My Commission Expires on 07/03/2028 DAVIDSON COUNTY

Notary Public
My commission expires:

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $270,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

(Affiant)

Sworn to and subscribed before me this
21st day of August, 2026.

Notary Public
My commission expires: 5/12/30

MELISSA R SHAFFER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

Tennessee Certification of Electronic Document

I, Ashlynn Hengemihle, 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 8/21/26.

Affiant Signature

8/21/26
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me on this 21 day of August, 2026.

Notary Signature

My Commission Expires: 5/12/30

