This Instrument Prepared By:
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After recording, return to preparer

Karen Johnson
Batch # 1476575
09/23/2026 10:06:52 AM
Fees: $17.00 Taxes: $0.00
Davidson County
DEEDWARRSP
3 pgs
20260923-0088149

ADDRESS NEW OWNERS:	SEND TAX BILLS TO:	MAP AND PARCEL:
Daniel E. Gremillion and Jennifer L. Gremillion, Trustees, of the Daniel and Jennifer Gremillion Living Trust UTD August 13, 2026, and any amendments thereto 708 Overton Park, Nashville, TN 37215	New Owner	117-13-0B-150.00 CO

[Note: This transfer is exempt from transfer tax pursuant to T.C.A. § 67-4-409 (a)(1)(C)(vi). Accordingly, pursuant to T.C.A. § 67-4-409 (a)(1)(E), no oath of value shall be required.]

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $ 0.

Affiant, JENNIFER L. GREMILLION

Sworn to and subscribed before me this 13th day of August 2026.

Notary Public
My Commission Expires: 5/29/30

LAURA BARFIELD BAXTER
NOTARY PUBLIC
TENNESSEE
My Comm Exp. MAY 29, 2030
COUNTY OF WILLIAMSON

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **JENNIFER L. GREMILLION and DANIEL E. GREMILLION, wife and husband,** hereinafter called the GRANTOR, have bargained and sold, and by these presents does hereby transfer and convey unto, **DANIEL E. GREMILLION and JENNIFER L. GREMILLION, TRUSTEES of the DANIEL AND JENNIFER GREMILLION LIVING TRUST UTD August 13, 2026, and any amendments thereto,** hereinafter called the GRANTEE, its successors and assigns, the following tract or parcel of land situated in Davidson County, Tennessee, to wit:

Land in Davidson County, Tennessee, being Lot(s) 708, as shown on the map entitled Final Plat of Abbottsford Phase 2, a Planned Unit Development, of record in Instrument No. 20020305-0027572, corrected in Instrument No. 20020828-0104512, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Jennifer L. Gremillion and Daniel Gremillion, wife and husband, by Warranty Deed dated April 16, 2018, from Gregory L. Burns and Barbara L. Burns, husband and wife, with recording number: 20180419-0036821, in the Davidson County Register of Deeds Office.

THIS CONVEYANCE IS MADE SUBJECT TO ANY AND ALL RESTRICTIONS AND EASEMENTS OF RECORD.

This is improved property located at 708 Overton Park, Nashville, TN 37215.

TO HAVE AND TO HOLD said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to said GRANTEE, its successors and assigns, forever.

GRANTOR does hereby covenant with GRANTEE that GRANTOR has not made, done, executed, allowed or suffered any act, instrument or thing whatsoever whereby said land, or any part thereof, now or at any time hereafter shall be charged or encumbered in any manner whatsoever; and GRANTOR does further covenant and bind itself, its successors and representatives, to warrant and forever defend the title to said land to said GRANTEE, its successors and assigns, against the lawful claims of all persons claiming by, through or under said GRANTOR, but not otherwise.

WITNESS my hand this 13th day of August 2026.

GRANTOR:

JENNIFER L. GREMILLION

DANIEL E. GREMILLION

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned authority, a Notary Public in and for said County and State, personally appeared JENNIFER L. GREMILLION and DANIEL E. GREMILLION with whom I am personally acquainted (or proved to me their identity on the basis of satisfactory evidence), and who, upon oath, acknowledged themselves to be the within named bargainor, and that they executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this 13th day of August, 2026.

LAURA BARFIELD BAXTER
TENNESSEE NOTARY PUBLIC
My Comm Exp. MAY 29, 2030
COUNTY OF WILLIAMSON

Laura Barfield Baxter
Notary Public

My Commission Expires:

THE PREPARER OF THIS INSTRUMENT MAKES NO REPRESENTATIONS OR WARRANTY AS TO THE ACCURACY OF THE DESCRIPTION OR TO THE STATUS OF TITLE TO THE ABOVE REFERNCED PROPERTY. THIS DOCUMENT HAS BEEN PREPARED FROM INFORMATION PROVIDED TO THE PREPARER WITHOUT FIRST CONDUCTING A TITLE EXAMINATION.