Karen Johnson Davidson County
Batch# 1188693 DEEDWARR
10/02/2024 11:25:30 AM 4 pgs
Fees: $23.00 Taxes: $10,175.00
20241002-0076437

Warranty Deed

MEREDITH MALLOY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 10-4-2027	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $2,750,000.00. Affiant Subscribed and sworn to before me, this the 20th day of September, 2024. Notary Public My commission expires:

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
James Ryan W Ho and Iris Anne Belson	New Owner(s)	145-07-0-034.00 145-07-0-032.00 145-07-0-078.00
5141 Granny White Pike		
Nashville, TN 37220		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **WILLIAM L. GRAY, JR. AKA W.L. GRAY, JR. AND LYNN GRAY, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JAMES RYAN W HO AND IRIS ANNE BELSON, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Property 1: (Map/Parcel 145-07-0-034.00)

Land in Davidson County, Tennessee, being Lot No. 1 on the Plan of Amendment of Lot 33 of Hillmont Estates, Section Two and Hooke Subdivision, of record in Plat Book 8250, page 609, Register's Office for Davidson County, Tennessee, to which Plan reference is made for a more complete description.

Being the same property conveyed to William L. Gray, Jr. and Lynn Gray, husband and wife by Warranty Deed from William E. Martin and Jean C. Nelson, husband and wife, of record in Instrument No. 20170822-0086220, Register's Office for Davidson County, Tennessee, dated August 10, 2017 and recorded on August 22, 2017.

Property 2: (Map/Parcel 145-07-0-032.00)

Land in Davidson County, Tennessee, described as follows, to-wit:

Beginning at an old iron rod (old), said rod lying Westerly margin of Granny White Pike (65' ROW), 1500 feet more or less form the centerline intersection of Granny White Pike and Saxton Drive, also being the southeasterly corner of the hereon described tract:

TRUE AND CERTIFIED COPY

THENCE, ALONG THE NORTHERLY LINE OF WILLIAM L. & LYNN GRAY OF RECORD IN INSTRUMENT 20170822-0086220, R.O.D.C., PLAT BOOK 8250, PAGE 609, R.O.D.C. N 56°59'00"W, A DISTANCE OF 179.66' TO A CONCRETE MONUMENT;

THENCE, ALONG THE EASTERLY AND SOUTHERLY LINES OF THOMAS FRANK & MILLIE ANN MCCORMICK OF RECORD IN INSTRUMENT 20191023-0108740, R.O.D.C., PLAT BOOK 3700, PAGE 100, R.O.D.C. THE NEXT TWO (2) CALLS: THENCE, N49°34'27"E, A DISTANCE OF 116.00' TO A CONCRETE MONUMENT; THENCE, S54°17'23"E ,A DISTANCE OF 177.50' TO A CONCRETE MONUMENT;

THENCE, ALONG SAID EASTERLY MARGIN OF GRANNY WHITE PIKE WITH A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 107.27', WITH A RADIUS OF 858.51', WITH A CHORD BEARING OF S49°39'50"W, WITH A CHORD LENGTH OF 107.20',TO THE POINT OF BEGINNING

CONTAINING AN AREA OF 19,095 SQUARE FEET OR 0.44 ACRES, MORE OR LESS (The foregoing descriptions was taken from a survey from Crawford & Cummings, P.C., RLS 2351, dated 05/29/2020, CCPC Job No. 20-045);

Being the same property conveyed to W. L. Gray, Jr. and Lynn Gray, husband and wife by Warranty Deed from C. Turney Stevens, Jr., Trustee of the Turney & Jeanne Stevens Family dated December 20, 2012, in Instrument No. 20200619-0065994, recorded June 19, 2020, in the Register's Office of Davidson County, Tennessee.

Property 3: (Map/Parcel 145-07-0--078.00)

Land in Davidson County, Tennessee, being Lot No. 2, on the Plan of Hooke Subdivision and Amendment of Lot 33 of Hillmont Estates Section Two, as of record in Book 8250, Page 609, Register's Office of Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to William L. Gray, Jr. and Lynn Gray, husband and wife by Warranty Deed from Russell Family Limited Partnership, dated May 20, 2022 and recorded June 23, 2022 in Instrument No. 20220623-0071599, Register's Office of Davidson County, Tennessee.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 5141 Granny White Pike, Nashville, TN 37220, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the said GRANTEE(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

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

TRUE AND CERTIFIED COPY

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 20th day of September, 2024.

William L. Gray, Jr.

Lynn Gray

STATE OF TENNESSEE
COUNTY OF DAVIDSON

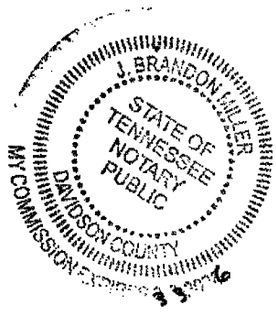
Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named William L. Gray, Jr. and Lynn Gray, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the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

Witness my hand and seal this 19th day of September, 2024.

Notary Public

My Commission Expires:

3-3-26



TRUE AND CERTIFIED COPY

Tennessee Certification of Electronic Document

I, Steven T. Morris, 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 September 20, 2024.

Affiant Signature

30th day of September, 2024
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 30th day of September, 2024

Notary's Signature

MY COMMISSION EXPIRES: 1/24/2028

NOTARY'S SEAL

