Karen Johnson
Batch # 1290381
06/26/2025 09 07 05 AM
Fees $28 00 Taxes $573 50

Davidson County
DEEDWARR
5 pgs

20250626-0050269

ADDRESS OF NEW OWNER:
CHRISTINA WADE
1242 LOWES LANE
GOODLETTSVILLE, TN 37072

THIS INSTRUMENT PREPARED BY:
KELLY & SMITH LAW OFFICES
121 PUBLIC SQUARE
GALLATIN, TN 37066

SEND TAX BILLS TO:
Christina Wade
108 Katherine Court
Goodlettsville TN 37072

MAP AND PARCEL: 033 00 0 162.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **ONE HUNDRED FIFTY-FIVE THOUSAND AND NO/100 ($155,000.00) DOLLARS**, cash in hand paid, the receipt of which is hereby acknowledged, **WE, MARIE GRAVES, SANDRA LYNN JONES, AND KENNETH S. GRAVES, INDIVIDUALLY AND AS ADMINISTRATOR OF THE ESTATE OF KENNETH F. GRAVES,** have this day bargained and sold and by these presents do hereby transfer and convey unto **CHRISTINA WADE, AN UNMARRIED WOMAN,** her heirs and assigns, the following described tract or parcel of land situated in Davidson County, Tennessee, and more particularly described as follows:

TRACT 1: LAND in the 10th Civil District of Davidson County, Tennessee, described according to a survey made by G. Barry Greer on December 17, 1971.

BEGINNING at a point N 3 degrees 43' W 225.7 feet from the northerly margin of Lowes Lane; thence S 89 degrees 8' W 193.0 feet to a point; thence N 3 degrees 30' W 475.3 feet to a wire fence; thence S 77 degrees 34' E 197.9 feet to the northwesterly margin of Tract #5 of the Maurice J. Wayman property of record in Book 4495, Page 724, Register's Office for said County; thence along his westerly boundary line S 3 degrees 43' W 429.9 feet to the point of beginning, containing 2.0 acres, more or less.

TOGETHER with an easement for a roadway ingress and egress running from the southerly boundary line of the afore described property southeasterly across the remainder of the property described in Book 4495, Page 724, said Register's Office, to Lowes Lane.

INCLUDED BUT EXCLUDED therefrom is the following: BEGINNING at a point in the common boundary line of Tracts Three and Four at a point 263.17 feet from the common rear corners of said tracts; thence continuing along said common boundary line 212.51 feet to a corner post in said boundary line; thence N 88 degrees 59' East 136.71 feet to an iron pin in a branch; thence N 36 degrees 19' West 259.88 feet to the point of beginning, and containing 0.33 acres, more or less.

TRACT II: LAND in the 10th Civil District of Davidson County, Tennessee, being a portion of Tract Three of Lowe's Lane Park and described according to an unrecorded survey by Dewayne Caldwell dated October 1, 1973, as follows: BEGINNING at a point in the common rear corners of Tracts Three and Four; thence along the common boundary line between said tracts 263.17 feet to an iron pin in the branch; thence leaving said boundary line, N 32 degrees 43' W 108.86 feet to a point in the branch; thence N 73 degrees 03' W 13.06 feet to an iron pin in the branch; thence N 2 degrees 31' W 182.87 feet to a point in the northern boundary line of Tract Three; thence with said boundary line 69.48 feet to the point of beginning, containing 0.33 acres, more or less.

ENCLUDED in the conveyance of Tract I above is all of the grantors right and interest in that ingress and egress easement from Dolphin Delmas Wayman to grantors and recorded simultaneous herewith.

BEING the same property conveyed to Kenneth F. Graves, Unmarried, by Installment Deed from Dennis Underwood and Wife, Helen Christine Underwood, of record in Book 5662, Page 495 in the Register's Office of Davidson County, Tennessee dated October 08, 1980 and recorded on October 09, 1980. The said Kenneth F Graves died intestate on August 13, 2024 in Davidson County, Tennessee, vesting the subject property in his surviving heirs, Marie Graves, Kenneth S. Graves, and Sandra Lynn Jones, as evidenced by the Affidavit of Heirship recorded in Instrument No. 20250626-0050268 in the Register's Office of Davidson County, Tennessee. Kenneth S. Graves was appointed Administrator of the Estate of Kenneth S. Graves, Deceased, by Order of the Seventh Circuit (Probate) Court of Davidson County, Tennessee, at Nashville, Case No. 24P1811.

THIS PROPERTY IS BEING SOLD "AS IS".

TO HAVE AND TO HOLD the above described tract or parcel of land, together with all the improvements thereon and the appurtenances thereunto belonging, unto the said GRANTEE, her heirs and assigns, in fee simple forever.

WE COVENANT with the said GRANTEE that we are lawfully seized and possessed of the above-described tract or parcel of land, that we have a good right to convey same, and that the same is unencumbered, EXCEPT for 2025 real estate taxes which are being pro-rated and payment assumed by GRANTEES, applicable zoning and building regulations and permits, and all visible easements and Restrictions of record, if any.

WE FURTHER COVENANT with the said GRANTEE and bind ourselves, our heirs and legal representatives, to warrant and forever defend the title to said tract or parcel of land, unto the said GRANTEE, her heirs and assigns, against all lawful claims of all persons whomsoever; EXCEPT as hereinabove set forth.

WITNESS our hands this the 20 day of June, 2025.

Marie Graves

MARIE GRAVES

Sandra Lynn Jones

SANDRA LYNN JONES

Kenneth S Graves

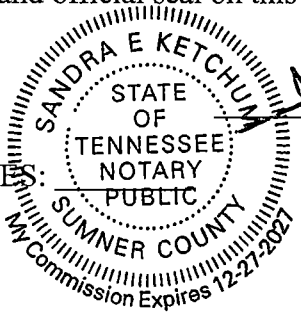
KENNETH S. GRAVES

STATE OF TENNESSEE

COUNTY OF SUMNER

PERSONALLY appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **MARIE GRAVES AND SANDRA LYNN GRAVES,** the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal on this the 24 day of June, 2025.



Sandra E. Ketchum
NOTARY PUBLIC

MY COMMISSION EXPIRES:

STATE OF TENNESSEE

COUNTY OF SUMNER

PERSONALLY appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **KENNETH S. GRAVES, INDIVIDUALY AND AS ADMINISTRATOR OF THE ESTATE OF KENNETH F. GRAVES,** the bargainor, with whom I am personally acquainted (ot proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained individually and as Administrator of the Estate of Kenneth S. Graves.

WITNESS my hand and official seal on this the 20th day of June, 2025.

Sandra E. Ketchum
NOTARY PUBLIC

SANDRA E KETCHUM STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY My Commission Expires 12-27-2027

MY COMMISSION EXPIRES:

OATH

STATE OF TENNESSEE

COUNTY OF Sumner

I, or we, hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater is **$155,00.00**, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

Sandra E. Ketchum, Agent
AFFIANT

SUBSCRIBED and sworn to before me, this the 20th day of June, 2025.

Kimberly N. Smith
NOTARY PUBLIC

KIMBERLY N SMITH STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY COUNTY

MY COMMISSION EXPIRES: 1/20/28