Name and Address of New Owner:
Pro31 Property Group, Inc.
119 South Main Street, Suite 543
Memphis, TN 38103

Send Tax Bills To:
New Owner

This Instrument Prepared By:
Bell Law Settlement Services, LLC
112 30th Avenue North
Nashville, TN 37203

Map & Parcel No: 044-05-0-134

Karen Johnson Davidson County
Batch# 1305707 DEEDWARR
08/04/2025 09:40:30 AM 3 pgs
Fees: $18.00 Taxes: $1,139.60
20250804-0061416

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, **William Oscar Grass, a married man,** "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Pro31 Property Group, Inc., a Tennessee Corporation,** "the Grantee," the following described real estate in Davidson County, Tennessee:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 63 Rayon City Development Company, of record in Book 843, Page 13, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to William Oscar Grass by Quitclaim Deed by Successor Trustee dated November 26, 2024 from William Oscar Grass, Successor Trustee of the Revocable Living Trust of Cynthia Lynnette Grass, dated December 20, 2022, recorded November 27, 2024 in Instrument No. 20241127-0092724 in the Register's Office.

Stephanie Grass hereby joins in to convey any rights she may have, marital or otherwise.

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

Grantor covenants that it is lawfully seized and possessed of said real estate, has 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.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 1st day of August, 2025.

_____(SEAL)
William Oscar Grass

_____(SEAL)
Stephanie Grass

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 1st day of August, 2025, before me personally appeared William Oscar Grass and Stephanie Grass, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, this 1st day of August, 2025.

_____
Notary Signature
My commission expires:

JOHN ALFRED BELL JR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-9-2026

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 $308,000.00, 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 1st day of August, 2025.

_____
Notary Public
My commission expires:_____
File No. 2025-8216-RS

REGINA V SULLO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-9-2026

Tennessee Certification of Electronic Document

I, Regina Sullo, 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 August 1, 2025 (date of document)

Regina Sullo

Affiant Signature

August 4, 2025

Date

State Of TN

County of Davidson

Sworn and subscribed before me this 4 day of August, 20 25

Mary E. Armor

Notary's Signature

MY COMMISSION EXPIRES: 5/9/2026

NOTARY SEAL

MARY E. ARMOR
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-9-2026

202508040061416