This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Actual consideration or value, whichever is greater is $875,000.00.

Affiant

Subscribed and sworn before me this the 5th day of September, 2025.

Notary Public
My commission expires: 3-20-27

SYDNEY ANGELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Paul A. Soltero 1623 Stewarts Ferry Pike Nashville, TN 37076	New Owner	110-00-0 155.00

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **JOEL C. GRACEY AND ROBIN F. GRACEY, HUSBAND AND WIFE**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **PAUL A. SOLTERO AND JENNIFER A. SOLTERO, HUSBAND AND WIFE**, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Tract No. 6 of the Ewin Wright Lands in the Fourth Civil District of Davidson County, Tennessee, described according to a survey by Stanford & Associations, Inc., dated the 4th day of April, 1972, as follows:

Said Tract No. 6 begins at a point on the centerline of Stewarts Ferry Road which point is South 86°26'30" East 655.91 feet from the intersection of the centerlines of Stewarts Ferry Road and New Hope Road; thence North 86°26'30" West 200 feet to a point in said centerline; thence North 3°33'30" East 675 feet along the dividing line between Tracts 6 and 7 on said survey; thence South 86°26'30" East 200 feet to a point; thence South 3°33'30" West 675 feet along the dividing line between Tracts 5 and 6 to the point of beginning, and containing 3.099 acres, more or less.

Being the same property conveyed to Joel C. Gracey and Robin F. Gracey, husband and wife, by Warranty Deed from Karen Gail Johnson, dated 12/11/015 and recorded 12/14/2015 in Instrument No. 20151214-0125636, Register's Office for Davidson County, Tennessee.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 1623 Stewarts Ferry Pike, Nashville, TN 37076.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, heirs and assigns, against the lawful claims of all persons whomsoever. 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.

Karen Johnson Davidson County
Batch# 1320714 DEEDWARR
09/10/2025 10:29:30 AM 3 pgs
Fees: $18.00 Taxes: $3,237.50
20250910-0072290

Witness my hand this the 5th day of September, 2025.

Joel C. Gracey

Robin F. Gracey

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Joel C. Gracey and Robin F. Gracey, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 5th day of September, 2025.

My commission expires:
7/17/2028

Notary Public



Tennessee Certification of Electronic Document

I, Benjamin Seamon, 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 9/5/25 (date of document).

Affiant Signature

9/10/25
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 10 day of Sept., 2025.

Notary's Signature

MY COMMISSION EXPIRES: 3-20-28

NOTARY'S SEAL

