THIS INSTRUMENT WAS PREPARED BY	STATE OF TENNESSEE COUNTY OF WILSON
Bankers Title & Escrow Corporation 3310 West End Avenue Nashville, TN 37203 P25-8891-WE	THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 460,000.00. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd DAY OF September, 2025 Notary Public MY COMMISSION EXPIRES: _____ (AFFIX SEAL)

Karen Johnson Davidson County
Batch # 1325770 DEEDWARR
09/23/2025 10 39 38 AM 2 pgs
Fees $13 00 Taxes $1,702 00
20250923-0075845

MATTHEW H. RYAN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
MY COMMISSION EXPIRES MARCH 01, 2026

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
McKay Co. Design Build, LLC	**McKay Co. Design Build, LLC**	
1208 General McArthur Drive	1208 General McArthur Drive	091-07-0-224.00
Brentwood, TN 37027	Brentwood, TN 37027	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS. THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Joseph A. Gravelle, III, joined by his spouse, Jessica L. Gravelle**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **McKay Co. Design Build, LLC, a Tennessee Limited Liability Company**

HEREINAFTER CALLED THE GRANTEE, ITS SUCCESSORS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 1018 and 1020 on the Plan of No. 1 Plat of West Nashville, Block 171 of record in Plat Book 57, Page 74 and 75, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Joseph A. Gravelle, III, unmarried and Jessica L. Roberts, unmarried by Warranty Deed from Kimberly D. Pennington, unmarried of record in Instrument No. 20080728-0076629 Register's Office for Davidson County, Tennessee, dated July 23, 2008 and recorded on July 28, 2008.

Being the same property conveyed to Joseph A. Gravelle III, unmarried by Quitclaim Deed from Jessica L. Roberts of record in Instrument No. 20100727-0058821 Register's Office for Davidson County, Tennessee, dated June 25, 2010 and recorded on July 27, 2010.

Jessica L. Gravelle (formerly Jessica L. Roberts), spouse of Joseph A. Gravelle III, joins in this conveyance in order to correct the typo in the legal description as contained in the deed of record in Instrument No. 20100727-0058821 Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is improved property known as **5109 Kentucky Avenue, Nashville, TN 37209**

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, its successors and assigns forever, and we do covenant with the said GRANTEE that 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 we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, its successors 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.

Witness our hands this the 19 day of September, 2025

Joseph A Gravelle III by Alicia Griffith attorney in fact

Joseph A. Gravelle, III by Alicia Griffith, his attorney-in-fact

Jessica L Gravelle by Alicia Griffith her attorney in fact

Jessica L. Gravelle by Alicia Griffith, her attorney-in-fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Alicia Griffith,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument on behalf of **Joseph A. Gravelle, III and Jessica L. Gravelle**, as their Attorney in Fact, as the free act and deed of the within named **Joseph A. Gravelle, III and Jessica L. Gravelle.**

Witness my hand and official seal this the 19 day of September, 2025

My Commission expires 11-8-27

Notary Public

JAMES A. WAECHTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY