WARRANTY DEED

Karen Johnson Davidson County
Batch# 1326325 DEEDWARR
09/24/2025 01:25:30 PM 3 pgs
Fees: $18.00 Taxes: $1,794.50
20250924-0076264

File No. AD-25-10959

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $485,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd day of September, 2025

Notary Public

MY COMMISSION EXPIRES: 03/28/28
(AFFIX SEAL)

MACKENZIE REINACHER
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James Gravalis and Kim Dozier	Same as New Owner	
(NAME) 1915 Electric Avenue	(NAME) "	094-02-0-187.00
(ADDRESS) Nashville, TN 37206	(ADDRESS) "	
(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, I/we, **Eva Joyce Wright, Sole Devisee under the Last Will and Testament of Kenneth Irving Wright**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **James Gravalis and Kim Dozier, husband and wife**, HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS 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. 37, on the United Electric Railway's Plan of lots, as of record in Plat Book 161, Page 8, Register's Office for Davidson County Tennessee, more particularly described as follows:

Said Lot No. 37 fronts 50 feet on the northerly side of Electric Avenue and extends back between parallel lines with the westerly margin of South 20th Street, 150 feet to an alley.

Being the same property conveyed to Leslie Fox, Jr., and wife, Betty Jean Fox by Warranty Deed from Roy McBride and wife, Allie McBride of record in Book 2881, Page 631, Register's Office for Davidson County, Tennessee, dated March 17, 1959 and recorded on March 23, 1959.

Being the same property conveyed to Betty Jean Fox by Final Decree of Divorce Deed from Leslie Buford Fox, Jr., of record in Book 5484, Page 689, Register's Office for Davidson County, Tennessee, dated March 22, 1963 and recorded on August 20, 1979.

Betty Jean Fox died February 8, 2010, her estate being administered through Davidson County Probate Court, Docket No. 10P-651, said estate closed February 17, 2012.

Being the same property conveyed to Kenneth I. Wright by Executor's Quitclaim Deed from Fred A. Dussel, III, as Personal Representative of the Estate of the Betty Jean Fox of record in Instrument No. 20101015-0082810 Register's Office for Davidson County, Tennessee, dated October 07, 2010 and recorded on October 15, 2010.

***The said Kenneth Irvin Wright a/k/a Kenneth I. Wright died testate on or about January 10, 2024, (See Order Granting Probate of Will as Muniment of**

Title Only, recorded on May 30, 2024, of record in Instrument No. 20240530-0039941.)
***The said Kenneth Irvin Wright's Last Will and Testament being probated for Muniment of Title in the Seventh Circuit Court for Davidson County, Tennessee at Nashville (Probate Division), Case No. 24P939 devised the subject property to his wife, Eva Joyce Wright.**

This is property more commonly known as 1915 Electric Avenue, Nashville, TN 37206.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2025 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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 and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, their 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.

Witness my/our hand this 23rd day of September, 2025.

ESTATE OF KENNETH IRVIN WRIGHT

Eva Joyce Wright

Eva Joyce Wright, Sole Devisee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 23rd day of September, 2025, before me personally appeared Eva Joyce Wright, Sole Devisee of the Estate of Kenneth Irvin Wright, 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, at office, this 23rd day of September, 2025.

Notary Signature
My commission expires:

DAVIDSON LIPSCOMB
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 3-2-2027

Tennessee Certification of Electronic Document

I, Trudy Milliken, 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 09/23/2025 (date of document).

Affiant Signature

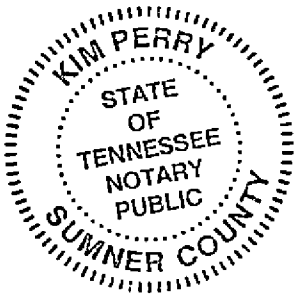
09/23/2025

Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me by Trudy Milliken on this 23rd day of September, 20 25.



Notary's Signature

MY COMMISSION EXPIRES: 1/30/29