Warranty Deed

Karen Johnson
Batch # 1330920
10/06/2025 03 07 02 PM
Fees $13 00 Taxes $4,625 00

Davidson County
DEEDWARR
2 pgs

20251006-0079693

MARGARET R MEANS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on
01/22/2029
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $1,250,000.00

Affiant

Subscribed and sworn to before me, this the 6th day of October, 2025

Notary Public

My commission expires

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows	Send Tax Bills To	Map/Parcel Numbers
Vita Investment Group, LLC	New Owner(s)	071-07-0-021 00
909 18th Ave S. #A		
Nashville, TN 37212		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1 00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **GARY STUART RAY**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **VITA INVESTMENT GROUP, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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 2 on the Plan of Final Plat, Re-Subdivision Lots 1 and 2, T.J. Cages Subdivision of the Tarpley Place of record in Instrument No. 20170413-0036125, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of the property.

Being all the same property conveyed to H O Gary and wife, Mildred B Gary by Warranty Deed from George L. Smith, an unmarried man of record in Book 1577, Page 607, Register's Office for Davidson County, Tennessee, dated March 25, 1948 and recorded on March 25, 1948 The said H. O. Gary having since died leaving Mildred B Gary as surviving tenant by the entirety

Being a portion of the same property conveyed to Mildred Barnhill Gary by Warranty Deed from Corinne Gary Warren, a widow of record in Book 4188, Page 184, Register's Office for Davidson County, Tennessee, dated November 9, 1967 and recorded on November 9, 1967

The said Mildred B. Gary a/k/a Mildred Barnhill Gary died testate on September 10, 2001, devising the subject property to Gary Stuart Ray and Jerry Wayne Darks, as referenced in her Last Will and Testament of record in Docket No 01P-1759, in the Probate Division of the Circuit Court for Davidson County, Tennessee.

Being a portion of the same property conveyed to Gary Stuart Ray by Executor's Quitclaim Deed from Gary Stuart Ray, Executor of the Estate of Mildred B Gary, deceased of record in Instrument No. 20050819-0098853, Register's Office for Davidson County, Tennessee, dated April 7, 2005 and recorded on August 19, 2005.

Being all of the same property conveyed to Gary Stuart Ray and Jerry Wayne Darks by Executor's Quitclaim Deed from Gary Stuart Ray, Executor of the Estate of Mildred B. Gary, deceased of record in Instrument No. 20050819-0098852, Register's Office for Davidson County, Tennessee, dated April 7, 2005 and recorded on August 19, 2005. The said Jerry Wayne Darks a/k/a Jerry Wayne Darks, Sr., died on October 23, 2012 leaving Shirley L. Darks, Jerry Wayne Darks, Jr., Rachel Darks, Ronald Edwin Darks, Melissa (Darks) Fisher, Master Cameron Darks, Christopher Ryan Darks and Dillon West as Devisees under the Last Will and Testament of Jerry Wayne Darks, Sr., of record in Docket No. 13P-350, in the Probate Division of the Circuit Court for Davidson County, Tennessee.

Master Cameron Darks is a minor and pursuant to the Order entered as Docket No. 15P-183, in the Probate Division of the Circuit Court for Davidson County, Tennessee, his mother Kristen McCellan was appointed Guardian.

Being all of the same property conveyed to Gary Stuart Ray by Warranty Deed from Shirley L. Darks, Jerry Wayne Darks, Jr., Rachel Darks, Ronald Edwin Darks, Melissa (Darks) Fisher, Kristen McCellan as Guardian for Master Cameron Darks, Christopher Ryan Darks and Dillon West as Devisees under the Last Will and Testament of Jerry Wayne Darks, Sr., deceased of record in Instrument No. 20150918-0095152, Register's Office for Davidson County, Tennessee, dated September 16, 2015 and recorded on September 18, 2015.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 2304 Dickerson Pike, Nashville, TN 37207, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 2nd day of October, 2025.

Gary Stuart Ray

Gary Stuart Ray

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Gary Stuart Ray, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 2nd day of October, 2025

DREW BANDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-22-2029

Notary Public

My Commission Expires: 1-22-29