Name and Address of New Owner:
Colton Breeding and Frances Claire Breeding
7441 Lakeview Drive
Nashville, TN 37209

Send Tax Bills To:
CMG Mortgage, Inc. dba CMG Home Loans
3160 Crow Canyon Road, Ste 400
San Ramon, CA 94583

Karen Johnson Davidson County
Batch# 1335926 DEEDWARR
10/20/2025 10:18:30 AM 4 pgs
Fees: $23.00 Taxes: $1,676.10
20251020-0083265

This Instrument Prepared By:
Stones River Title Company, LLC dba Woodland Title & Escrow
736 Hillsboro Boulevard
Manchester, TN 37355

Map & Parcel No:088-00-0-033.01

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, **DORIAN R. GRAY**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **COLTON BREEDING and FRANCES CLAIRE BREEDING, husband and wife,** "the Grantees," the following described real estate in Davidson County, Tennessee:

A tract of land in the 8th Civil District, Davidson County, Tennessee, and described according to a survey made by Geo W. Watkins, Surveyor, May 5, 1961, as follows:

Beginning at a point on the Southerly margin of Lakeview Drive North 7 degrees 30 minutes East 138 feet and North 37 degrees West 614 feet from the Southwest corner of the property conveyed to W.J. Smith and wife, by Deed from Joe Marshall Spann and wife, of record in Book 2633, Page 59, Register's Office for said County; thence with the Southerly margin of said Drive Southwestwardly 300 feet; thence South 37 degrees East 612 feet; thence North 76 degrees 30 minutes East 210 feet; thence South 84 degrees 30 minutes East 12 feet; thence North 7 degrees 30 minutes East 138 feet; thence North 37 degrees West 614 feet to the beginning.

Being the same property conveyed to Dorian R. Gray, by deed dated 07/21/2014, from Dorian R. Gray, surviving spouse, beneficiary and devisee, under the Last Will and Testament of Donna H. Gray, of record in Instrument No. 20140723-0065344, Register's Office for Davidson County, Tennessee.

This is improved (X) or unimproved ( ) property, known as: 7441 Lakeview Drive, Nashville, TN 37209

THIS CONVEYANCE IS MADE SUBJECT TO restrictive covenants, easements and setback lines that are applicable to the above-described property, and of record, and to all zoning and subdivision regulations of the appropriate governmental body.

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

Grantors covenant that they are lawfully seized and possessed of said real estate, have 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 17th day of October, 2025.

Dorian R. Gray, by Heidi Breeding, his Attorney-in-Fact.

Dorian R. Gray by Heidi Breeding, ~~her~~ his Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned authority, a Notary Public within and for the State and County aforesaid Heidi Breeding, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that she executed the foregoing instrument (Warranty Deed) in behalf of Dorian R. Gray and further acknowledged that she executed the same as the free act and deed of said Dorian R. Gray, and for the purpose therein contained by virtue of a Special Limited Power of Attorney duly executed by said Dorian R. Gray, and appearing of record in Instrument No. 202510200083264 in the Register's Office for Davidson County, Tennessee.

Witness my hand, at office, this 17th day of October, 2025.

Jessica Jones
Notary Signature
My commission expires: 5-17-2028

JESSICA JONES
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF COFFEE

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF ~~COFFEE~~ Rutherford)

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 $453,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Claire Breeding
(Affiant)

Sworn to and subscribed before me this 17th day of October, 2025.

Jessica Jones
Notary Public
My commission expires: 5-17-2028
File No. 2025-09-5220

JESSICA JONES
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF COFFEE

True Copy Certification

I, Jack E. Gritton II, 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 10/17/2025 . (Date of Document)

Affiant Signature

Date: 10/17/2025

State of TENNESSEE

County of RUTHERFORD

Subscribed to me this 17th , day of October , 2025.

JESSICA JONES
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF COFFEE

Jessica Jones

Notary's Signature

My Commission Expires: May 17, 2028