THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow Corporation
3310 West End Avenue
Nashville, TN 37203
P26-9248-WE

Karen Johnson Davidson County
Batch # 1382770 DEEDWARR
02/19/2026 10:04:28 AM 2 pgs
Fees: $13.00 Taxes: $2,312.50
20260219-0013205

TRACEY PERRY
TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 625,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th DAY OF February, 2026.

Notary Public

MY COMMISSION EXPIRES: 11-5-29

(AFFIX SEAL)

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
8242 River Road Trust, dated December 30, 2025	NEW OWNER	
c/o Wiatr & Associates 1212 8th Ave S., Suuite 102		066-00-0-112.00
Nashville, TN 37203		
(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, **Charles Gray, unmarried**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **8242 River Road Trust, dated December 30, 2025**

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

BEING A PARCEL OF LAND IN THE 35TH COUNCIL DISTRICT OF NASHVILLE, DAVIDSON COUNTY, TENNESSEE. BOUNDED ON THE EAST BY THE WESTERLY MARGIN OF RIVER ROAD PIKE – STATE ROUTE 251. BOUNDED ON THE SOUTH BY THE RODNEY W. WILKINS, ET UX PROPERTY AS OF RECORD IN DEED BOOK 8141, PAGE 412-R.O.D.C., TN. BOUNDED ON THE WEST AND NORTH BY THE ROD WILKINS PROPERTY AS OF RECORD IN INSTRUMENT NO. 202205120054389-R.O.D.C., TN. AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN EXISTING IRON PIN FOUND IN THE WESTERLY MARGIN OF RIVER ROAD PIKE – STATE ROUTE 251. SAID POINT BEING THE SOUTHEAST CORNER OF THE ROD WILKINS PROPERTY AS OF RECORD IN INSTRUMENT NO. 202205120054389-R.O.D.C., TN AND BEING THE NORTHEAST CORNER OF THE TRACT HEREIN DESCRIBED;

THENCE, WITH THE WESTERLY MARGIN OF RIVER ROAD PIKE – STATE ROUTE 251, SOUTH 39 DEGREES 54 MINUTES 24 SECONDS EAST, 198.28' TO AN IRON PIN FOUND;

THENCE, LEAVING SAID MARGIN, A COMMON LINE WITH THE RODNEY W. WILKINS, ET UX PROPERTY AS OF RECORD IN DEED BOOK 8141, PAGE 412-R.O.D.C., TN SOUTH 50 DEGREES 48 MINUTES 12 SECONDS WEST, 926.50' TO AN IRON PIN FOUND;

THENCE, A COMMON LINE WITH THE ROD WILKINS PROPERTY AS OF RECORD IN INSTRUMENT NO. 202205120054389-R.O.D.C., TN SOUTH 49 DEGREES 36 MINUTES 53 SECONDS WEST, 169.54' TO AN IRON PIN FOUND;

THENCE, NORTH 40 DEGREES 10 MINUTES 37 SECONDS WEST, 202.24' TO AN IRON PIN FOUND;

THENCE, CONTINUING WITH THE ROD WILKINS PROPERTY AS OF RECORD IN INSTRUMENT NO. 202205120054389-R.O.D.C., TN NORTH 50 DEGREES 49 MINUTES 31 SECONDS EAST, 1097.01' TO THE POINT OF BEGINNING.

CONTAINING, 217,935 SQUARE FEET OR 5.00 ACRES, MORE OR LESS.

Being the same property conveyed to Charles Gray, a single man by Warranty Deed from Robert J. Sisemore and wife Heather Sisemore of record in Instrument No. 20130822-0088880 Register's Office for Davidson County, Tennessee, dated August 21, 2013 and recorded on August 22, 2013.

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 __ unimproved _X_ improved property known as **8242 River Road Pike, 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 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 our hands this the 17 day of February, 2024.

Charles Gray

Charles Gray

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 **Charles Gray,** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 17 day of February, 2024.

My Commission expires: Nov 8 2027

Notary Public

R. L. MOORE
TENNESSEE
NOTARY
PUBLIC
COUNTY OF DAVIDSON