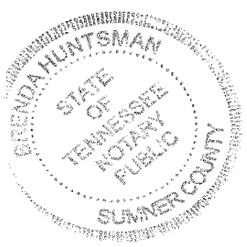
Karen Johnson Davidson County
Batch# 1385045 DEEDWARR
02/24/2026 02:51:30 PM 3 pgs
Fees: $18.00 Taxes: $1,424.50
20260224-0014730

State of Tennessee
County of Sumner

The actual consideration or value, whichever is greater, for this transfer is $385,000.00.

Trish Townsend
Affiant



Subscribed and sworn to before me, this 20th day of February, 2026.

B. Huntsman
Notary Public:
My Commission Expires: 9/27/26

WARRANTY DEED

This Instrument Prepared By: Highland Title, LLC, 879 GreenLea Blvd, Ste 102, Gallatin, TN 37066

Name and Address and New Owner:	Send Tax Bills To:	Map/Parcel Number:
Cody Alan Pulley 3024 Ivey Point Road Goodlettsville TN 37072	New Owner	010-00-0-036.00

FOR AND IN CONSIDERATION of the sum of ten dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Linda Sue Gray, unmarried**, hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do transfer and convey unto **Cody Alan Pulley, a single person**, hereinafter called the Grantee(s), his/her/their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows to-wit:

LAND in Davidson County, Tennessee, being described as follows:

Located in Goodlettsville, Davidson County, Tennessee, beginning at a point in the northerly margin of Ivy Point Road, 1.6 miles more or less from Union Hill Road; thence South 72 degrees 44 minutes East 500 feet more or less to a point in Ivy Point Road at a common margin with the "Spencer" Property; thence along said property South 11 degrees West 291 feet to a point; thence along the "Benton" property line North 79 degrees West 497.7 feet to a point; thence along the line of "Krantz" property North 11 degrees East 345.7 feet to the point of beginning.

BEING the same property conveyed to Joan C. Gray by Cash Deed for Tennessee from Secretary of Housing and Urban Development, dated 2/16/1995 and recorded 2/28/1995 in Book 9605, Page 26, Register's Office for Davidson County, Tennessee. The said Joan C. Gray aka Joan Charlotte Gray died testate on April 16, 2025. According to her Last Will and Testament filed 5/9/2025 in Docket No. 25P-935 in the Seventh Circuit Court for Davidson County, Tennessee, she devised her real property to her niece, Linda Sue Gray. A certified copy of the Last Will and Testament was also recorded 10/15/2025 in Instrument No. 20251015-0082023 in the Register's Office for Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:

This is (__X__) improved (____) unimproved property, known as: 3024 Ivey Point Rd., Goodlettsville, TN 37072

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 assigns forever. Grantor(s) covenant(s) with said Grantee(s) that we are lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for current taxes and unless otherwise herein set out, and encumbrances of record.

GRANTOR(S) further covenant and bind ourselves, our heirs, successors, and representatives to warrant and forever defend the title to the said land to the said Grantee(s), his/her/their heirs, 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 my/our hand(s) this the 20th day of February, 2026.

Linda Sue Gray

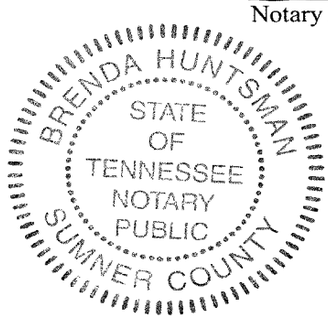
State of Tennessee
County of Sumner

Personally appeared before me, the undersigned, a Notary Public in and for said County and State the within named Linda Sue Gray, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 20th day of February, 2026.

Commission Expires: 09/27/26

Notary Public: Brenda Huntsman



Certificate of Authenticity

I, **Devon J. Sutherland**, 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 2/20/26.

Date

Affiant Signature

2/24/26

Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this 24th day of February, 2026.

Notary's Signature

My Commission Expires: 9/27/26

Date

Notary's Seal (if on paper)

BRENDA HUNTSMAN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY