Return to:

TRI STAR TITLE & ESCROW LLC

1535 W NORTHFIELD BLVD UNIT 16

MURFREESBORO, TN 37129

Karen Johnson Davidson County
Batch# 1387661 DEEDWARR
03/03/2026 12:30:30 PM 3 pgs
Fees: $18.00 Taxes: $854.70
20260303-0016726

Name and Address of New Owner:
Tamela Hogan Gray, Trustee of Gray Family Living Trust dated December 23, 2024
3413 Vestry Avenue
Murfreesboro, TN 37129

This Instrument Prepared By:
J.D. Kious, Attorney
Structure Title Group, LLC
1000 Hollingshead Circle,
Murfreesboro, TN 37129

Send Tax Statements To:
Tamela Hogan Gray
3413 Vestry Ave
Murfreesboro, TN 37129

Map & Parcel(s):
148-15-0-170.00

WARRANTY DEED

For and in consideration of the sum of ten dollars ($10.00), cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Avi Elfersy and Katharine Elfersy, husband and wife**, hereinafter called the GRANTOR, have bargained and sold, and by these presents does transfer and convey unto **Tamela Hogan Gray, Trustee of Gray Family Living Trust dated December 23, 2024**, hereinafter called the GRANTEE, her heirs, successors 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. 49 on the Plan of Revised, Haywood Forest Subdivision, Section 2, of record in Book 5200, page 2, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Avi Elfersy and Katharine Elfersy, husband and wife by Quitclaim Deed from Elfersy Properties, LLC, a Tennessee limited liability company of record in Instrument No. 20211008-0135330 Register's Office for Davidson County, Tennessee, dated September 17, 2021 and recorded on October 08, 2021.

This conveyance is subject to: (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

This is improved property known as: 164 Brenda Court, Antioch, TN 37013

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, her heirs, successors and assigns forever; and we do covenant with the said GRANTEE 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, successors, and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, her 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 our hand this 23 day of February, 2026.

Avi Elfersy

Katharine Elfersy

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

On this 23 day of February, 2026, before me personally appeared Avi Elfersy and Katharine Elfersy, to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that such persons executed the same as such persons' free act and deed.

Witness my hand, at office, this 23 day of February, 2026.

Notary Signature
My commission expires: 2/21/2027

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $231,000.00.

Affiant Signature

Subscribed and sworn to before me, this the 24th day of February 2026.

Notary Public
My Commission Expires: 1/21/29

LINDSAY W. WALKER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Certificate of Authenticity

I, **Sheri Morgan**, do hereby make an 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 **02/24/2026**.

Name: **Sheri Morgan**
Title: **President**
Date **03/02/2026**
STATE OF Tennessee
COUNTY OF **Rutherford**

Sworn to and subscribed before me on **03/02/2026.**

Notary Public: **Lindsay W. Walker**
My Commission Expires: **01/21/2029**
Commission #: **na**

