Karen Johnson Davidson County
Batch# 1389492 DEEDWARR
03/06/2026 03:34:30 PM 3 pgs
Fees: $18.00 Taxes: $1,942.50
20260306-0018330

This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF Davidson

Actual consideration or value, whichever is greater is $525,000.00.

Affiant

TAYLOR JANDRO STATE OF TENNESSEE NOTARY PUBLIC My Commission Expires on 01/24/2028 DAVIDSON COUNTY

Subscribed and sworn before me this the 27th day of February, 2026.

Notary Public
My commission expires:

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
THE GRAYBAR COLLECTIVE, LLC 956 Graybar Lane Nashville, TN 37204	NEW OWNER	118-13-0 084.00

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, GAYLE F. LANE, EXECUTRIX OF THE ESTATE OF MARY C. FERGUSON, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to THE GRAYBAR COLLECTIVE, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 30 on the map of Yearwood Subdivision, as of record in Book 1424, page 48, Register's Office for Davidson County, Tennessee.

Said Lot No. 30 fronts 75 feet on the Southerly side of Graybar Lane and extends back 200.4 feet on the westerly line and 177.9 feet on the easterly line to a dead line measuring 75 feet thereon.

Being the same property conveyed to James W. Ferguson and wife, Mary Ellen Ferguson, by deed dated 07/27/1955, from Harold S. Brooks and wife, Artie G. Brooks, of record in Book 2442, page 591, Register's Office for said County.

The said James W. Ferguson, aka James Wilson Ferguson, having since died on or about 08/06/1994, leaving Mary Ellen Ferguson as the surviving tenant by the entirety.

The said Mary Ellen Ferguson having since died testate on 03/29/2024; see Probate Case Number 24-P-1547, Davidson County, Tennessee.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 956 Graybar Lane, Nashville, TN 37204.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 my hand this the 27th day of February, 2026.

Estate of Mary C. Ferguson

BY: Gayle F. Lane, Executrix
Gayle F. Lane, Executrix

STATE OF TENNESSEE
COUNTY OF Williamson

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Gayle F. Lane, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who upon her oath acknowledged herself to be the executrix of the within named bargainor, Estate of Mary C. Ferguson, and that she, as such executrix, executed the foregoing instrument for the purposes therein contained by signing the name of the Estate of Mary C. Ferguson by the said Gayle F. Lane as such exectrix.

Witness my hand and official seal this 27th day of February, 2026.

My Commission Expires: 6/14/2026

Notary Public

D. SHAYNE ADAIR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENTS

I, Grover Collins, 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 February 27, 2026

Affiant Signature

2/27/2026
Date

State of Tennessee County of Davidson Sworn to and subscribed before me this 27 day of February, 20 26.

Notary Public

Notary's Seal:

MADELYN N. REYNOLDS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 07/03/2028
DAVIDSON COUNTY