Karen Johnson Davidson County
Batch# 1403762 DEEDWARR
04/09/2026 01:00:30 PM 3 pgs
Fees: $18.00 Taxes: $1,739.00
20260409-0028895

WARRANTY DEED

KRISTIAN BOOTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-8-2028

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $470,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF MARCH, 2026.

Notary Public

MY COMMISSION EXPIRES: 11-8-28

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Stewart Title Company
30 Burton Hills, Suite 200, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Ruby Mae Vanguard Trust, dated March 20, 2026	Ruby Mae Vanguard Trust, dated March 20, 2026	038-00-0-166.00 038-00-0-165.00
(NAME)	(NAME)	
700 Stanvid Dr.	700 Stanvid Dr.	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216	Nashville, TN 37216	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we Rocky Thomas Beaty and Israel E. Alguindigue, a married couple, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto Ruby Mae Vanguard Trust, dated March 20, 2026, hereinafter called the GRANTEE(S), his/her/their assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Tract I:

Land in the 2nd Civil District of Davidson County, being Lot 4 on the Plan of the Grady Lane Subdivision, not of record, described according to a survey by M & K, Inc., Frank V. Neeley, Surveyor, No. 1493, dated February, 1989, described as follows:

BEGINNING at an iron pin in the easterly margin of Grady Lane, a private road, said pin being the northwest corner of Lot No. 3 on the unrecorded plat of the Grady Lane Subdivision; thence N 40° 07' 28" W, 397.61 feet to an iron pin; thence, along a curve to the right (I =12 degrees 35' 44"; R 380.85 feet) a distance of 83.72 feet to an iron pin; thence, along a curve to the right (I= 52 degrees 32' 46"; R 25.0 feet) a distance of 22.93 feet to an iron pin; thence, along a curve to the left (I= 109 degrees 05' 34"; R 50.0 feet) a distance of 95.20 feet to an iron pin; thence, N 05° 55' 28" E, 327.07 feet to an iron pin; thence, S84 degrees 53' 05" E, 135.78 feet to an iron pin; thence, S 36 degrees 37' 02" E, 671.78 feet to an iron pin; thence, S 39 degrees 15' 11" E, 38.0 feet to an iron pin; thence S 49 degrees 52' 32" W, 327.41 feet to the point of beginning, containing 5.46 acres, more or less.

Tract II:

Beginning at an iron pin in the westerly margin of Grady Lane, a private road, said pin being the northeast corner of Lot No. 2 on the Plan of Grady Lane Subdivision, not of record; thence S 83° 28' 55" W, 359.78 feet to an iron pin; thence N 30° 39' 30" W, 384.74 feet to an iron pin; thence N 02° 37'45" W 112.78 feet to an iron pin; thence S 88°37' 43" E, 547.97 feet to an iron pin; thence S84 degrees 52' 05" E, 100.0 feet to an iron pin; thence S 05° 55' 28" W. 327.07 feet to an iron pin in the northerly margin of the cul-de-sac at the terminus of Grady Lane; thence with the margin of Grady Lane along a curve to the left (I=102 degrees 26' 33"; R =50.0 feet) a distance of 89.40 feet to the point of beginning, containing 5.20 acres, more or less.

Being the same property conveyed to Rocky Thomas Beaty and Israel E. Alguindigue, a married couple by Warranty Deed from Richard E. King and wife, Carole B. King, dated 05/15/2017, of record in Instrument 20170517-0048829, Register's Office for Davidson County, Tennessee.

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, (5) current year property taxes, and (6) other matters of public record.

unimproved ☐

This is improved ☒ 5070 Grady Lane, Whites Creek, TN 37189
0 Old Hickory Boulevard, Whites Creek, TN 37189

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), his/her/their 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.

Effective the 31st day of March, 2026.

Rocky Thomas Beaty by Christopher Grimes Attorney in Fact Date: 3/31/26
Rocky Thomas Beaty, by Christopher Grimes, Attorney in Fact

Israel Alguindigue by Christopher Grimes Attorney in Fact Date: 3/31/26
Israel Alguindigue, Christopher Grimes, Attorney in Fact

State of Tennessee
County of Davidson

On this 31st day of March, 2026, before me, the undersigned Notary Public in and for the County and State aforesaid, personally appeared Christopher Grimes, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she is the attorney-in-fact of Rocky Thomas Beaty and Israel Alguindigue, and is authorized by him/her, and does hereby acknowledge the execution of this instrument on his/her behalf, by virtue of an instrument of record in Book _____, Page _____, Register's Office of Davidson County, Tennessee.

Witness my hand and Official seal this 31st day of March, 2026.

Notary Public: Sheila L Mahoney
My Commission Expires: 07-07-2027
(SEAL)

SHEILA L. MAHONEY NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON

RETURN TO:
Stewart Title Company
30 Burton Hills, Suite 200
Nashville, TN 37215

Tennessee Certification of Electronic Document

I, Steven T. Morris, 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 March 31. 2026

Affiant Signature

9th day of April, 2026

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 9th day of April, 2026

Notary's Signature

MY COMMISSION EXPIRES: 1/24/2028

NOTARY'S SEAL

