This Instrument prepared by:
Bankers Title & Escrow Corporation
3310 West End Avenue
Nashville, TN 37203

Karen Johnson Davidson County
Batch# 1423580 DEEDWARRSP
05/21/2026 01:14:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20260521-0046542

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL(S)
Graymont Homeowners Assoc., Inc.	NEW OWNER	**117110R90000CO**
4029 Graybar Court		**117110R90200CO**
Nashville, TN 37215		**117110R90100CO** **117110R90400CO**

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, **Graymont Development, LLC, a Tennessee limited liability company** (the "Grantor"), has bargained and sold, and by these presents does transfer and convey unto **Graymont Homeowners Association, Inc., a Tennessee non-profit corporation** (the "Grantee"), Grantee's successors and assigns, a certain tract or parcel of land in Davidson County, State of TENNESSEE, described as follows:

Property 1 (Map-Parcel: **117110R90000CO**)
Land in Davidson County, Tennessee, being the area labeled Open Space of Phase 1, the plan of Graymont Subdivision, of record in Instrument No. 20150918-0094739, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Property 2 (Map-Parcel: **117110R90200CO**)
Land in Davidson County, Tennessee, being the area labeled Open Space of Phase 1, the plan of Graymont Subdivision, of record in Instrument No. 20150918-0094739, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Property 3 (Map-Parcel **117110R90100CO**)
Land in Davidson County, Tennessee, being the area labeled Open Space of Phase 1, the plan of Graymont Subdivision, of record in Instrument No. 20150918-0094739, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Property 4 (Map-Parcel **117110R90400CO**)
Land in Davidson County, Tennessee, being the area labeled Open Space of Phase 2, the plan of Graymont Subdivision, of record in Instrument No. 20160729-0078233, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Included in the above described property are all Association areas as defined and/or referenced in the Declaration of Covenants, Easements and Restrictions for Graymont Development and its Amendment(s).

Derivations:

Being a portion of the same property conveyed to Graymont Development, LLC, a Tennessee limited liability company by General Warranty Deed from Oscar Tivis Nelson, Jr. of record in Instrument No. 20140310-0019921 Register's Office for Davidson County, Tennessee, dated March 7, 2014 and recorded on March 10, 2014.

Being a portion of the same property conveyed to Graymont Development, LLC, a Tennessee limited liability company by General Warranty Deed from Oscar Tivis Nelson, Jr and wife Patricia O'Connor Nelson of record in Instrument No. 20140310-0019922 Register's Office for Davidson County, Tennessee, dated March 7, 2014 and recorded on March 10, 2014.

Being a portion of the same property conveyed to Graymont Development , LLC, a Tennessee limited Liability Company by Quit Claim deed from Oscar Tivis Nelson, Jr. and wife Patricia O'Connor Nelson of record in Instrument No. 20140310-0019923, Register's Office for Davidson County, Tennessee, dated March 7, 2014 and recorded on March 10, 2014.

THIS CONVEYANCE IS SUBJECT TO: The exceptions to title listed on the attached Exhibit "A" which is incorporated herein by reference.

This is UNIMPROVED property known as 0 Woodmont Blvd, Nashville, TN 37215 (Parcel ID 117110R90000CO); 4000 Graybar Ct, Nashville, TN 37215 (Parcel ID 117110R90200CO); 4030 Graybar Ct, Nashville, TN 37215 (Parcel ID 117110R90100CO); 0 Graybar Ln, Nashville, TN 37215 (Parcel ID: 117110R90400CO).

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, and Grantee's successors and assigns forever.

And Grantor covenants with the said Grantee that it is lawfully seized and possessed of the Property in fee simple, has a good right to convey it, and the same is free from all encumbrances made or suffered by Grantor except to the extent otherwise set forth herein.

And Grantor does further covenant and bind itself, and its successors and assigns, to warrant and forever defend the title to the Property to the said Grantee, Grantee's successors and assigns, against the lawful claims of all persons claiming by, through or under the Grantor, but not further or otherwise.

IN WITNESS WHEREOF, the Grantor has caused this Special Warranty Deed to be executed this the 21 day of May, 2026.

GRAYMONT DEVELOPMENT, LLC, a Tennessee limited liablity company

By: _____
Michael A. Hartley
Its: Secretary

State of Tennessee
County of Davidson

Before me, the undersigned notary for the State and County aforesaid, personally appeared **Michael A. Hartley**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be the **Secretary** of **Graymont Development, LLC**, the within named bargainor, and that he as such Secretary, executed the foregoing instrument for the purpose therein contained by personally signing the name of Graymont Development, LLC as Secretary.

Witness my hand and official seal at office this 21 day of May, 2026.

HILLARY MONROE SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-8-2028

_____
NOTARY PUBLIC
My Commission Expires: _____

STATE OF Tennessee
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $0.00.

Nancy Enoch
Affiant

Subscribed and sworn to before me this 21 day of May, 2026.

HILLARY MONROE SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-8-2028

_____
NOTARY PUBLIC
My Commission Expires: _____

Exhibit "A"

1. All taxes and assessments required to be paid in the year 2026 nd subsequent years, a lien not yet due and payable.
2. Any taxes or assessments not posted on the records of the taxing authority(ies) of which the Land described in Schedule A hereof is subject, including but not limited to: Supplemental, Revised, and/or Corrected Assessments pursuant to T.C.A. Section 67-5-509 and section 67-5-603 et seq. dealing with any improvements completed after January 1and before September 1 of any year or Back Assessments pursuant to T.C.A. Section 67-1-1001 et. seq.; or taxes based on a change in the classification of the Insured Land (Roll Back Taxes) pursuant to T.C.A. Section 67-5-1001 et seq.
3. Subject to all matters shown on the Plan of record as Instrument Number 20160729-0078233, Register's Office of Davidson County, Tennessee.
4. Subject to all matters shown on the Plan of record as Instrument Number 20150918-0094739, Register's Office of Davidson County, Tennessee.
5. Terms, provisions, covenants, easements, restrictions, charges, by-laws, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20150911-0092416 as amended in Instrument No. 20260303-0016397, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons
6. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 4076, Page 386 and Book 4076, page 390, in the Register's Office for Davidson County, Tennessee.
7. Agreement for Dedication of Easement for Storm Drainage and/or Appurtenances of record in Instrument Number 20060623-0075080, in the Register's Office for Davidson County, Tennessee.
8. Declaration of Restriction and Covenants for Stormwater Facilities and Systems of record in Instrument Number 20140930-0090243, in the Register's Office for Davidson County, Tennessee.
9. Subject to rights of others in and to the common areas and/or elements.
10. Right of Way of Graybar Court, a private drive
11. Easements retained in Metro Ordinance BL2015-1106.

Certificate of Authenticity

I, Nancy Enoch, do hereby make oath that I am a licensed attorney and/or 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 5/21/26.

Nancy Enoch
Affiant Signature

5-21-26
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this

21 day of May, 2026.

Notary's Signature

HILLARY MONROE SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-8-2028

My Commission Expires: 5/8/28

Notary's Seal