This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, TN 37203
File Number: 1-25352-AP

Karen Johnson Davidson County
Batch# 1426880 DEEDWARR
06/01/2026 11:28:30 AM 3 pgs
Fees: $18.00 Taxes: $1,258.00
20260601-0049044

STATE OF TENNESSEE
COUNTY OF Knox

The actual consideration or value, whichever is greater, for this transfer is $340,000.00.

Billy Ray
Affiant

Subscribed and sworn to before me, this the 28th day of May, 2026.

Gina Carter
Notary Public
My Commission Expires: 3/24/30

GINA CARTER
STATE OF TENNESSEE NOTARY PUBLIC
KNOX COUNTY

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Thomas Delius 109 Bear Track Drive Nashville, TN 37221	New Owner	142-08-0A-024-00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Billy Lyon Ray and Sierra Ray, husband and wife**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Thomas Delius, an unmarried man**, hereinafter called the Grantee(s), his/her/their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Being a certain condominium town home situated in Davidson County, Tennessee, and being known as Unit 24, together with the appurtenant common elements of Coronada, a condominium, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by a Master Deed establishing a horizontal property regime of Coronada, a condominium, of record in Book 4901, page 679; as amended in Book 5202, page 329; Book 5306, page 241; Book 5522, page 675; and in Book 5969, page 269, Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all easements, rights and interest in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through or upon the land embracing the regime and buildings thereof, and together with an undivided percentage interest in the common areas/elements appurtenant to said unit as set forth in said Master Deed, as amended. Reference is hereby made to the site-plan of Phase I, Coronada, Town Home Condominiums, of record in Book 4860, page 26, said Register's Office, for a more complete identification and placement of such Unit.

Being the same property conveyed to Billy Lyon Ray and Sierra Ray, husband and wife by Warranty Deed from Adam Peppel, a married man, dated October 11, 2023, recorded October 23, 2023, of record in Instrument No. 20231023-0082995, Register's Office for Davidson County, Tennessee.

This is improved property located at: **109 Bear Track Drive, Nashville, TN 37221**

This conveyance is made subject to 1) Property taxes for the year 2026 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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 and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 26th day of May, 2026.

GRANTOR:

Billy Lyon Ray

Sierra Ray

STATE OF TENNESSEE
COUNTY OF KNOX

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Billy Lyon Ray and Sierra Ray, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 26th day of May, 2026.

Notary Public
My Commission expires: 3/24/30

GINA CARTER
STATE OF TENNESSEE NOTARY PUBLIC
KNOX COUNTY

202606010049044

CERTIFICATE OF AUTHENTICITY

I, K. Thomas Sidwell, 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 29th day of May, 2026.

K. Thomas Sidwell
Date: 5/29/26

STATE OF Tennessee

COUNTY OF Williamson

Sworn to and subscribed before me this 29th day of May, 2026.

Notary Public
My Commission Expires: 12-1-29

KIMBERLY D. HICKS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY