Karen Johnson Davidson County
Batch# 1427655 DEEDWARR
06/03/2026 01:04:30 PM 3 pgs
Fees: $18.00 Taxes: $1,868.50
20260603-0050160

STATE OF TENNESSEE
COUNTY OF ~~Davidson~~ Sumner

The actual consideration or value, whichever is greater, for this transfer is $505,000.00

Affiant

Subscribed and sworn to before me, this 2nd day of June, 2026

Jennifer Russell
Notary Public
My commission expires: 01/30/2029

JENNIFER RUSSELL
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

THIS INSTRUMENT WAS PREPARED BY
Signature Title Services, LLC
309 W Main St, Ste A
Murfreesboro, TN 37130

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To: (If left blank, send to new owner at property address)	Map-Parcel Numbers:
Nathaniel Hailey **William Corey Fey**	**Lower, LLC**	**13307014700**
3325 Dumas Dr	**5950 SYMPHONY WOODS ROAD, SUITE 312**	
Nashville, TN 37211	**COLUMBIA, MD 21044**	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

Jason Gruner, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

William Corey Fey, an unmarried man and Nathaniel Hailey , an unmarried man and James Darwin Copeland, Jr, an unmarried man

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS 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. 77, and the Southerly 45 feet feet front and 108.4 feet rear of Lot No. 76, on the Plan of Glencoe Acres, Section I, as shown on the plat of the same of record in Plat Book 1835, Page 137 and 138, in the Register's Office for Davidson County, Tennessee.

Said lot and part of said lot adjoin and front together 100 feet on the westerly side of Dumas Drive, and extends back 206.1 feet on the southeasterly line of Lot No. 77, and 265 feet more or less on the northerly line of part of Lot No. 76, to a dead line in the rear, on which it measures 209.2 feet.

Being the same property conveyed to Jason Gruner, by Warranty Deed from Kenneth S Garrett and Deborah R Garrett, husband and wife, and Elliot Maxwell Garrett, unmarried, dated February 19, 2026, of record in Instrument No. 20260223-0014354, in the Register's Office for Davidson County, Tennessee. Said property was never a primary or marital residence therefore no spouse enters into the execution of this instrument if applicable.

Further being the same property conveyed to Kenneth S Garrett and Deborah R Garrett, husband and wife, and Elliott Maxwell Garrett, unmarried, by Warranty Deed from Jeffrey Whitmore, unmarried, dated July 27, 2018, of record in Instrument No. 20180807-0077628, in the Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Subject to any and all encumbrances, restrictions, easements, plats, covenants, rights, and conditions that may appear of record in the Register's Office of Davidson County, Tennessee.

This is improved (__X__) unimproved (_____) property known as 3325 Dumas Dr, Nashville, TN 37211.

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 in 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. 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.

_____ Date: 5/29/26
Jason Gruner

_____ Date: _____

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, a Notary Public of said County and State, Jason Gruner, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 29th day of May 2026.

MARK B LEEDOM
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on
05/08/2029
DAVIDSON COUNTY

_____
NOTARY PUBLIC

My Commission Expires: 5/8/29

Certificate of Authenticity

I, Mark Bleedorn, 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 5/29/26.

Date

Affiant Signature

5/29/26

Date

State of TN
County of Sumner

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

Jennifer Russell

Notary's Signature
My Commission Expires: 01/30/2029

JENNIFER RUSSELL
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY

Notary's Seal (if on paper)