Karen Johnson Davidson County
Batch# 1431810 DEEDWARR
06/10/2026 12:41:30 PM 3 pgs
Fees: $18.00 Taxes: $1,942.50
20260610-0052599

Prepared by:
Security Title & Escrow Co., LLC
1500 Hatcher Lane
Columbia, Tennessee 38401

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, this indenture entered into between **Elliot Jeremy Spray and Fain Spray, husband and wife,** FIRST PARTY, which expression shall include heirs, assigns and personal representatives, and **Gina D. DeGraves, unmarried person and Nolan L. Bunnell, unmarried person, as Joint Tenants with Full Rights of Survivorship,** SECOND PARTY, which expression shall include heirs, assigns and personal representatives.

W I T N E S S E T H:

For the consideration of the sum of TEN DOLLARS ($10.00), and other good and valuable considerations, the receipt of all of which is hereby acknowledged, FIRST PARTY conveys unto SECOND PARTY the following described property:

LOCATED in Davidson County, Tennessee and being Lot 357, Lenox Village Subdivision, Phase 4, as shown on plat of record in Plat 20040806-0094784, Register's Office of Davidson County, Tennessee.

BEING the same property conveyed to Elliot Jeremy Spray and Fain Spray by deed dated September 30, 2019 of record in Instrument No. 20191004-0101481, Register's Office of Davidson County, Tennessee.

Map & Parcel 173-09-0A-342.00

Property Address: 7861 Heaton Way, Nashville, TN 37211

In the event of a discrepancy between the property address and the legal description, the legal description shall control.

TO HAVE AND TO HOLD said real estate unto SECOND PARTY together with all rights, title, easements and appurtenances thereunto belonging, forever.

FIRST PARTY COVENANTS with SECOND PARTY that it is lawfully seized And possessed of said real estate and that FIRST PARTY has a good and lawful right to convey the same, and that it is unencumbered except for easements and/or restrictions, if any, of record in the **Davidson** County, Tennessee Register of Deeds office.

FIRST PARTY FURTHER COVENANTS to forever warrant and defend the title to said real estate unto SECOND PARTY against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, this conveyance has been executed on the 4 day of **June, 2026**.

Elliot Jeremy Spray

Fain Spray

STATE OF **TENNESSEE**
COUNTY OF Williamson

Personally appeared before me, the undersigned, **Elliot Jeremy Spray and Fain Spray,** with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 4 day of **June, 2026**.

My commission expires: 1/23/2030

Notary Public

MELISSIA DUGGER STATE OF TENNESSEE NOTARY PUBLIC MAURY COUNTY My Commission Expires 01-23-2030

STATE OF TENNESSEE – Williamson COUNTY

I hereby affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater is **$525,000.00.**

Affiant

Subscribed and sworn to before me, this 4th day of **June, 2026**.

My commission expires: 1/23/2030

Notary Public

MELISSIA DUGGER STATE OF TENNESSEE NOTARY PUBLIC MAURY COUNTY My Commission Expires 01-23-2030

Name and Address of New Owner:

Nolan L. Bunnell and Gina D. DeGraves

7864 Heaton Way

Nashville, TN 37211

Name and Address of New Owner Responsible of the payment of the Property Taxes

Same as new owner.

I, Jessica Brady, 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 6.4.26.

Affiant Signature

6.4.26
Date

State of Tennessee

County of Maury

Sworn to and subscribed before me this 4th day of June, 2026.

Elizabeth Grooms

Notary Signature

Commission Expires: 4.24.30

