Karen Johnson Davidson County
Batch# 1435253 DEEDWARR
06/17/2026 02:57:30 PM 3 pgs
Fees: $18.00 Taxes: $10,822.50
20260617-0055106

Warranty Deed

	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $2,925,000.00. Affiant Subscribed and sworn to before me, this the 15th day of June, 2026. Notary Public My commission expires: 9-7-26

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Christopher Howe and Kristina Howe	CrossCountry Mortgage, LLC	104-16-0-239.00
1903 Beechwood Avenue	2160 Superior Ave	
Nashville, TN 37212	Cleveland, OH 44114	

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), 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, **FRANK GRAVES AND HIS WIFE, BETH GRAVES**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **CHRISTOPHER HOWE AND KRISTINA HOWE, HUSBAND AND WIFE**, 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 the westerly one-half of Lot 223, as shown on the map entitled Belmont Land Company's Plan of lots, called "Belmont Heights," of record in Plat Book 421, Page 34, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Said part of Lot 223 fronts 50 feet on the southerly side of Beechwood Avenue and extends back between parallel lines 175 feet to an alley.

Being the same property conveyed to Frank Graves, unmarried by Warranty Deed from Howard Joseph Doherty, III and Angela Marie Doherty, Co-Trustees of the Howard J. & Angela M. Doherty Revocable Family Trust, dated January 28, 2022 of record in Instrument No. 20230329-0022882 Register's Office for Davidson County, Tennessee, dated March 24, 2023 and recorded on March 29, 2023.

Being the same property conveyed to Frank Graves and his wife, Beth Graves, as tenants by the entirety by Quitclaim Deed from Frank Graves of record in Instrument No. 20230901-0068552 Register's Office for Davidson County, Tennessee, dated August 30, 2023 and recorded on September 01, 2023.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien due and payable but not yet delinquent.

The address of the herein described property is believed to be 1903 Beechwood Avenue, Nashville, TN 37212, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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 heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 15th day of June, 2026.

Frank Graves

Beth Graves

STATE OF Missouri
COUNTY OF St. Louis

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Frank Graves and Beth Graves, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 15th day of June, 2026.

Notary Public

My Commission Expires: 08/26/2027

TAMMY RENE HYDE LEE
Notary Public - Notary Seal
St. Louis City - State of Missouri
Commission Number 11234440
My Commission Expires Aug 26, 2027

CERTIFICATE OF AUTHENTICITY

I, Sheila Ivey, 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 6/15, 2026.

Affiant
Date: June 16, 2026.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me this 16 day of June, 2026.

Notary Public Theresa L. Smith

My Commission Expires: 9-7-2026.

