Karen Johnson Davidson County
Batch# 1442339 DEEDWARR
07/06/2026 10:57:30 AM 3 pgs
Fees: $18.00 Taxes: $1,616.90
20260706-0060293

WARRANTY DEED

KELLY RAY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES MAY 8, 2029

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $437,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29 DAY OF JUNE, 2026.

Notary Public

MY COMMISSION EXPIRES: 5-8-2029
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Tri Star Title & Escrow, LLC
1535 W. Northfield Blvd., Suite 16, Murfreesboro, TN 37129

File No.: 0626-013

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NO(S).
Hailey Eresuma and Joseph D. Varra	Hailey Eresuma and Joseph D. Varra	073 03 0 067.00
(NAME)	(NAME)	
2501 Western Hills Drive	2501 Western Hills Drive	
(ADDRESS)	(ADDRESS)	
Nashville TN 37214	Nashville TN 37214	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN AND NO/100 DOLLARS ($10.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **TAMELA HOGAN GRAY, TRUSTEE OF THE GRAY FAMILY LIVING TRUST DATED DECEMBER 23, 2024**, HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO **HAILEY ERESUMA, AN UNMARRIED WOMAN, AND JOSEPH D. VARRA, AN UNMARRIED MAN, AS JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP,** 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. 28 on the Plan of Sutherland Heights, Section I, as of record in Plan Book 2663, Page 18. Register's office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description thereof.

BEING the same property conveyed by Special Warranty Deed from Music City Holdings, LLC, a Texas Limited Liability Company to Tamela Hogan Gray, Trustee of The Gray Family Living Trust dated December 23, 2024, recorded March 19, 2026, as Instrument No. 20260319-0021835 in Davidson County, Tennessee Register of Deeds.

Commonly Known As: 2501 Western Hills Drive, Nashville, TN 37214

This conveyance is subject to Charter recorded in Instrument No. 20050524-0058716, and to any and all matters shown on the plat of record in Plat Book 2663 Page 18,in the Register's Office of Davidson, Tennessee.

unimproved ☐
This is improved ☑ property, known as 2501 Western Hills Drive, Nashville, TN 37214
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 successors 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.

Witness our hands this 29th day of June, 2026.

Tamela Hogan Gray, Trustee of The Gray Family Living Trust dated December 23, 2024

BY: Tamela Hogan Gray, Trustee
Tamela Hogan Gray, Trustee

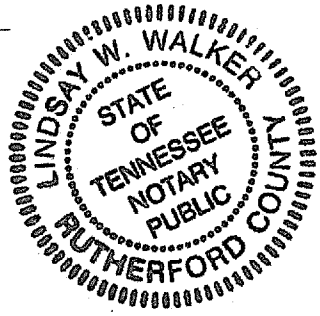
STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned authority, a Notary Public in and for the said County and State, personally appeared **Tamela Hogan Gray, Trustee of The Gray Family Living Trust dated December 23, 2024**, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), acknowledged that she executed the foregoing instrument (WARRANTY DEED) for the purposes therein contained.

WITNESS MY HAND AND OFFICIAL SEAL in **Murfreesboro**, Tennessee, this the 29 day of June, 2026.

Lindsay W. Walker
Notary Public

My Commission Expires: 1/21/29



TRUE COPY CERTIFICATION

I, Matthew G. Noggle, 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 June 29, 2026.

Affiant Signature

June 30, 2026

Date

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Sworn to and subscribed before me this 30th day of June, 2026.

HOLLY RAY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary's Signature

My Commission Expires: 03/09/27