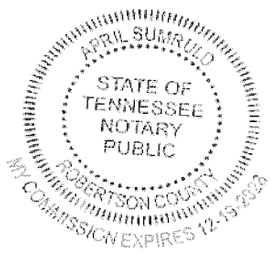
Karen Johnson Davidson County
Batch# 1460038 DEEDWARR
08/17/2026 01:51:30 PM 3 pgs
Fees: $18.00 Taxes: $2,238.50
20260817-0076525

Warranty Deed



STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $605,000.00

Affiant

Subscribed and sworn to before me, this the 31st day of July, 2026.

Notary Public

My commission expires: 12/19/28

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:
Chase Gregory	**New Owners**	071-08-0-194.00
505 Wesley Avenue	**505 Wesley Avenue**	
Nashville, TN 37207	**Nashville, TN 37207**	

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, **WESLEY GRAY, A MARRIED MAN**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **CHASE GREGORY, AN UNMARRIED PERSON**, 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:

Land in Davidson County, Tennessee, being Lot No. 65 on the Plan of Map of Section One, Joywood Heights of record in Plat Book 1130, Page 91, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to William Keith Smith by General Warranty Deed from Donald Robert Wiseman of record in Book 10772, Page 15, Register's Office for Davidson County, Tennessee, dated January 27, 1998 and recorded on January 28, 1998.

Being the same property conveyed to William Keith Smith, unmarried and Timothy W. Smith and wife, Melinda Smith by Quitclaim Deed from William Keith Smith of record in Book 11329, Page 761, Register's Office for Davidson County, Tennessee, dated January 26, 1999 and recorded on February 05, 1999.

Being the same property conveyed to Peggy R. Alexander and Karen M. Smith, as joint tenants with the right of survivorship by Quitclaim Deed from William Keith Smith, unmarried, Timothy W. Smith and wife, Melinda Smith of record in Book 11524, Page 219, Register's Office for Davidson County, Tennessee, dated June 07, 1999 and recorded on June 11, 1999.

Being the same property conveyed to Karen M. Smith by Quitclaim Deed from Peggy R. Alexander and Karen M. Smith, as joint tenants with right of survivorship of record in Instrument No. 20131017-0108619 Register's Office for Davidson County, Tennessee, dated October 04, 2013 and recorded on October 17, 2013.

Said Karen Marie Smith, having deceased on or about August 12, 2021. Affidavit of heirship of record in Instrument No. 20220222-0019878 in the Register's Office for Davidson County, Tennessee, names heirs as Crystal Kemp and William Keith Smith.

Being the same property conveyed to William K. Smith by Quitclaim Deed from Crystal Kemp of record in Instrument No. 20220907-0100186 Register's Office for Davidson County, Tennessee, dated August 25, 2022 and recorded on September 07, 2022.

Being the same property conveyed to Music City Holdings LLC, a Texas Limited Liability Company by Warranty Deed from William K. Smith, a married man of record in Instrument No. 20260211-0010518 Register's Office for Davidson County, Tennessee, dated February 03, 2026 and recorded on February 11, 2026.

Being the same property conveyed to Wesley Gray, a married man by Special Warranty Deed from Music City Holdings LLC, a Texas Limited Liability Company of record in Instrument No. 20260217-0012141 Register's Office for Davidson County, Tennessee, dated February 02, 2026 and recorded on February 17, 2026.

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 505 Wesley Avenue, Nashville, TN 37207, 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.

This being investment property only, having never been the personal residence of grantor at any time, Grantor warrants that he/she has never lived in the subject property as a married person and that the subject property is not subject to any homestead, dower or other marital rights or interests as contemplated by T.C.A. 26-2-301 or other similar statute therein.

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 31st day of July, 2026.

Wesley Gray

Wesley Gray

STATE OF TENNESSEE
COUNTY OF DAVIDSON

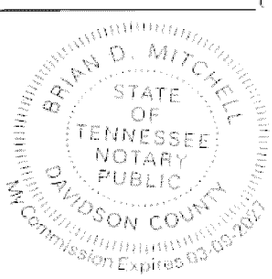
Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Wesley Gray, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for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

Witness my hand and seal this 31st day of July, 2026.

Brian D. Mitchell

Notary Public

My Commission Expires: 03/09/2027



Tennessee Certification of Electronic Document

I, Steven T. Morris, 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 July 31. 2026

Affiant Signature

7th day of August, 2026

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 7th day of August, 2026

Notary's Signature

MY COMMISSION EXPIRES: 1/24/2028

NOTARY'S SEAL

