Karen Johnson Davidson County
Batch# 1464634 DEEDWARRSP
08/26/2026 02:18:30 PM 4 pgs
Fees: $23.00 Taxes: $1,110.00
20260826-0079308

Prepared from information submitted by the parties without examination or opinion of title by Daniel L. Wischhof, Attorney, P. O. Box 681416, Franklin, Tennessee 37068

ADDRESS NEW OWNER:
Kimberly K. Gregory
2018 Crencor Dr.
Goodlettsville, TN 37072

SEND TAX BILLS TO:
Same as new owner

TAX MAP/PARCEL #
Map 047
Parcels 088.00 and 090.00

SPECIAL WARRANTY DEED

KNOW ALL BY THESE PRESENTS that for and in consideration of ten dollars, cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of which is acknowledged, I, **Steven Earl Gregory,** grant and convey to **Kimberly Kay Gregory** all of my right, title and interest in and to the following described land in Davidson County, Tennessee:

SEE EXHIBIT A FOR LEGAL DESCRIPTION

Being the same property conveyed to Aubrey E. Gregory by warranty deed from James H. Chandler, Jr., Catholic Extension Society of the United States of America, et. al., of record in Book 9001, Page 750, Register's Office for Davidson County, Tennessee. Aubrey E. Gregory died, unmarried and intestate, on September 28, 2024, survived by Steven Earl Gregory and Kimberly Kay Gregory, the only children born to him during his life, as his heirs at law. An Affidavit of Heirship is of record as Instrument 20260817-0076373, said Register's Office.

This property is not a residence of Grantor, his spouse or any dependent.

This is improved property located generally at 4958 Eatons Creek Rd., Nashville, Tennessee 37218.

I warrant and will defend title to the interest conveyed against anyone claiming by, through, or under me, but not further or otherwise. This conveyance is subject to all easements, restrictions, rights of way, etc., affecting the premises. The preparer renders no opinion and makes no representation with respect to any matter of title, survey, tax or public benefit

consequences of this conveyance, or the status of any undertaking by which the property is encumbered.

Witness the signature of the Grantor this date: 8/21/2026.

Steven Earl Gregory

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, the undersigned Notary Public, the within named **Steven Earl Gregory**, with whom I am personally acquainted (or proven to me on the basis of satisfactory evidence) and who, being duly sworn, executed the within instrument for the purposes therein contained.

Witness my hand and seal this date: 8/21/2026

Notary Public

My commission expires: 5/12/2030

DANIEL L. WISCHHOF STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value for this transfer, whichever is greater, is $ 300,000.00.

Affiant

Sworn to and subscribed before me this date: 8/21/2026

Notary Public

My commission expires: 5/12/2030

DANIEL L. WISCHHOF STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

EXHIBIT A – LEGAL DESCRIPTION

Land in the 13th, formerly 23rd Civil District of Davidson County, Tennessee, being a part of Lot No. 3 on the Map of the Lands of Henry Holt, Jr., not of record, described according to a copy of a survey thereof made by Hickerson & Hickerson, Engineers, September 17, 1961, as follows:

Beginning at a point in the center line of Eaton's Creek Road, the most southerly corner of the Morgan Holt Property in the south line of a private roadway at a railroad spike in the center line of the pavement; thence along the center line of Eaton's Creek Road, as follows: south 24 deg. 06' east 236.3 feet to a point; south 21 deg. 31' east 201 feet; thence southerly around a slight curve 227.7 feet; thence south 35 deg. 11'east 235.6 feet; thence southerly around a slight curve 200 feet; thence south 32 deg. 11'eas 725 feet; thence southerly around a slight curve 425 feet; thence south 44 deg. 55' east 168.3 feet to an iron pin in the north line of the Lands of Elru and Mary Tomlinson as conveyed by deed in Book 635, Page 496, Register's Office for said County; thence along their north line leaving said Eaton's Creek Road, north 36 deg. 15' east 353 feet to an iron pin at a forked chestnut, and continuing with their east line, south 31 deg. east 846.5 feet to an iron pin in Eaton's Creek Road, continuing with Tomlinson's line, leaving said Road, north 69 deg. east 148.5 feet to an iron pin, continuing with Tomlinson's east line partly crossing through Eaton's Creek Road, south 45 deg. east 511.5 feet to a railroad spike, being the original southeast corner of Tract 3 of the Holt property; thence along what will be Lula Mai Holt's new north line and along an old fence according to said survey as follows: North 62 deg. 30' east 150 feet; north 63 deg. 38' east 360 feet; thence leaving said fence, north 64 deg. east 198 feet to a point north of said fence; thence north 45 deg. east 466.6 feet to a point north of said fence; thence north 77 deg. 30' east 443.5 feet to a point; thence north 15 deg. east 561 feet to a point; thence north 23 deg. 30' west 330 feet to an old established fence line in the line of the Lands of Fred Steinberg; thence with said fence along Steinberg's line, north 82 deg. 55' west 115 feet; north 84 deg. 47' west 120 feet; north 87 deg. 24' west 95 feet to a fence post; thence leaving said fence and running through a wooded area along Steinberg's line, north 87 deg. west 570 feet to a hub and stake; north 3 deg. 30' west 660 feet to a hub; north 43 deg. 30' west 313.5 feet to a hub; north 3 deg. 30' west 247.5 feet to a hub; north 12 deg. west 330 feet to a white oak stump; north 78 deg. west 330 feet to a hub; north 70 deg. west 462 feet to a hub at a black oak; north 19 deg. west 280.5 feet to a hub; north 25 deg. west 115.5 feet to a hub at a white oak; north 51 deg. west 660 feet to a hub, a hickory and an oak; north 87 deg. west 313.5 feet to a hub in Carrington's Property as conveyed by deed of record in Book 692, Page 108, Register's Office for said County; thence along Carrington's line, south 29 deg. 30' west 260 feet to a hub; south 45 deg. west 231 feet to a hub; south 63 deg. 30' west 252 feet to a hub; thence leaving Carrington's line, south 38 deg. west 290 feet to a point; thence north 60 deg. 25' west 50 feet to an old iron pin in Carrington's line, continuing with Carrington's line, south 23 deg. 20' west along the center line of a branch and along and near the south line of a private road 264 feet to a point, the southeast corner of the Morgan Holt Property; thence with Hold's line, along or near the southerly line of a private roadway, south 33 deg. 20' west and along the cneter line of said Branch, 85 feet to a point; south 20 deg. 41' west 125 feet to a point; thence south 12 deg. 22' west 280 feet to the point of beginning, containing 202.1 acres, more or less, excluding the lnads within the bounds of Eaton's Creek Road.

CERTIFICATE OF AUTHENTICITY

I, the undersigned Daniel L. Wischhof, 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 21 day of August, 2026.

Date: 8-21-2026

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this 21st day of August, 2026.

Theresa C. Richardson

My commission expires 05/08/2028.

THERESA C. RICHARDSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY