Karen Johnson Davidson County
Batch# 1467500 DEEDWARR
09/02/2026 03:30:30 PM 3 pgs
Fees: $18.00 Taxes: $962.00
20260902-0081425

Name and Address of New Owner:
Michael Loren Graham and Susan Kay Graham
103 Northbrook Rd
Goodlettsville, Tennessee 37072

Send Tax Bills To:
Michael Loren Graham and Susan Kay Graham
103 Northbrook Rd
Goodlettsville, Tennessee 37072

This Instrument Prepared By:
R. Houston Akin, Attorney
Mockingbird Title & Escrow Services, LLC
611 Woodland Street
Nashville, Tennessee 37206

Map & Parcel No: 033-11-0-002

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Patricia Self, Executrix of Estate of Barbara Frances Harnishfeger** , "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Michael Loren Graham and Susan Kay Graham, husband and wife,** "the Grantees," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot 2 on the Plan of BLAIR MANOR as of record in Book 3300, Page 32, Register's Office for said County.

Beginning at a point on the Northerly margin of Campbell Road being the common front corner of Lots 1 and 2; thence Easterly with the margin of said Road 100.3 feet to a concrete monument on the Westerly margin of Northbrook Road; thence Northerly with the margin of said Road 57.0 feet to a concrete monument; thence continuing Northerly with the margin of said road 171.62 feet to a concrete monument; thence continuing 32.29 feet to a point on the margin of said road, being the common front corner of Lots 2 and 3; thence Westerly 242.11 feet to a concrete monument being the common rear corner of Lots 2 and 3; thence Southwesterly 92.54 feet to a concrete monument; thence Southeasterly 213.3 feet to a concrete monument; thence 115.0 feet to the Point of Beginning.

Being the same property conveyed to Barbara F. Harnishfeger, single, by Warranty Deed from Charles L. Hendricks, Sr. and wife, Linda J. Hendricks, of record in Book 4813, Page 252, in the Register's Office for Davidson County, Tennessee, dated May 03, 1974 and recorded on May 08, 1974. The said Barbara Frances Harnishfeger died October 21,

2025, testate, and Patricia Self was named Executrix of the estate. See Probate Case No. 25P2439, Davidson County Seventh Circuit Court.

TO HAVE AND TO HOLD said real estate unto the Grantees, and the Grantees' successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 28th day of August, 2026.

Estate of Barbara Frances Harnishfeger

By: Patricia Self (SEAL)
Patricia Self, Executrix

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 28th day of August, 2026, before me personally appeared Patricia Self, Executrix of Estate of Barbara Frances Harnishfeger, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 28th day of August, 2026.

Notary Signature
My commission expires: 3/5/26

R. HOUSTON AKIN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

AFFIDAVIT OF VALUE

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $260,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Andrew Bell
AFFIANT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me this 28th day of August, 2026.

R. HOUSTON AKIN STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

Notary Signature
My commission expires: 3/5/30

TRUE COPY CERTIFICATION

I, R. Houston Akin, Tennessee BPR No. 033818, 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 August 28, 2026.

August 28, 2026
R. HOUSTON AKIN DATE
MOCKINGBIRD TITLE & ESCROW, LLC
611 WOODLAND STREET
NASHVILLE, TN 37206
(615) 274-8698

NATALIE LEWIS STATE OF TENNESSEE NOTARY PUBLIC ROBERTSON COUNTY

State of Tennessee)
County of Davidson)

Sworn and subscribed before me on this 28 day of August, 2026.

Notary Public: Natalie Lewis
My Commission Expires: 11-18-2029