WARRANTY DEED

Karen Johnson Davidson County
Batch# 1474807 DEEDWARR
09/18/2026 09:46:30 AM 3 pgs
Fees: $18.00 Taxes: $2,109.00
20260918-0086943

File No. EM-26-3753

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $570,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th day of September, 2026

Notary Public

MY COMMISSION EXPIRES: 1/30/27
(AFFIX SEAL)

CHRISTEN T. RABE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, LLC, 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Bailey M. Wise	**New Owner**	
(NAME)	(NAME)	
1348 Rosa L Parks Boulevard	**Property**	081-12-0B-438.00-CO
(ADDRESS)	(ADDRESS)	
Nashville, TN 37208		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/we, **Bebe Beth Ray, umarried**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Bailey M. Wise, umarried**, HEREINAFTER CALLED THE GRANTEE, 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 Unit T-5, and Werthan Lofts IV Condominiums, as established under master deed of record in Instrument 20070117-0006776 amended in Instrument Nos. 20071220-0146056, 20080118-0006036 and 20080211-0013846, Scrivener's Affidavit recorded in Instrument No. 20090421-0036270, amended in Instrument No. 20110609-0044280, Scrivener's Affidavit recorded in Instrument No. 20150205-0011062, amended in Instrument Nos. 20110713-0053571, 20120723-0064381, 20131230-0130918, 20130222-0018099, 20140725-0066210 and 20150225-0016078 in the Register's Office, Davidson County, Tennessee, to which master deed reference is hereby made for a more particular description of said unit.

Being the same property conveyed to Roger Allen Ray and Bebe Beth Ray, husband and wife by Warranty Deed from Suzanne E. Meloche, Trustee, Suzanne E. Meloche Living Trust dated November 14, 2014 of record in Instrument No. 20170502-0043214 Register's Office for Davidson County, Tennessee, dated April 28, 2017 and recorded on May 02, 2017.

Roger Allen Ray died November 9th, 2018.

This is property more commonly known as 1348 Rosa L Parks Boulevard, Nashville, TN 37208.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2026 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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 heirs 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 my/our hand this 15th day of September, 2026.

Bebe Beth Ray

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 15th day of September, 2026, before me personally appeared Bebe Beth Ray, 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 15th day of September, 2026.

Notary Signature
My commission expires: 11-8-28

STEVEN T. MORRIS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 11/08/2028
DAVIDSON COUNTY

Please Return to:

Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206

Certificate of Authenticity

I, Emily Manno, 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 **9/15/26**.

Date

Affiant Signature

9/15/26

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **15** day of **September**, 20**26**.

Notary's Signature

My Commission Expires: Date

Notary's Seal (if on paper)

