This instrument prepared by:
(And return to:)

Grissim Title & Escrow, LLC
1222 17th Avenue S.
Nashville, TN 37212

Karen Johnson Davidson County
Batch# 1476351 DEEDWARR
09/22/2026 11:07:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20260922-0087875

EXECUTRIX'S DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP/PARCEL NO.:
Bonnie Begraft 5200 Fort Denaud Road Fort Denaud, FL 33935	SAME	102080086.00

This instrument has been prepared by information provided by the parties
No title search was conducted and no representations regarding title have been made by the Drafter

Whereas, **Bonnie Begraft, the Executrix of the Estate of Raymond George Irvine,** deceased, (referred to as the "Grantor") for and in consideration of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, and in connection with the distribution and closing of the **Estate of Raymond George Irvine**, the decedent's Will having been duly admitted to probate in Davidson County, Tennessee, bearing Probate Docket No.: 25P2362, in the Probate Court Clerk's Office for Davidson County, has bargained and sold and hereby transfers and conveys unto **Bonnie Begraft, a married woman,** (the "Grantee") her successors and assigns, all of its right, title and interest in and to a certain parcel of land in **Davidson** County, Tennessee, described herein below.

See Attached Exhibit A
Legal Description

The legal description provided herein is intended to be exactly the same as in the prior recorded deed.

This is improved property known as: 6603 Wilhugh Place Nashville, TN 37209.

TO HAVE AND TO HOLD said tract/parcel of land, with the appurtenances, estate, title and interest thereto belonging to said Grantee(s), her heirs, successors and assigns, forever; and Grantor does covenant with said Grantee(s) that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except as otherwise herein set out. Grantor does further covenant and bind herself, her heirs, successors and representatives, to warrant and forever defend the title to said land to said Grantee(s), their heirs, successors and assigns, against the lawful claims of all persons whomsoever.

Whenever 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 hands this 12th day of September 2026.

ESTATE OF RAYMOND GEORGE IRVINE

GRANTOR – Bonnie Begraft, Executrix
for the Estate of Raymond George Irvine

STATE OF NEW JERSEY)
COUNTY OF Middlesex)

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, **Bonnie Begraft**, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Executrix of the Estate of Raymond Geroge Irvine, the maker, and is authorized by the maker to execute this instrument on behalf of the maker, The Estate of Raymond George Irvine, by Bonnie Begraft, Executrix.

Witness my hand and official seal on this the 12th day of September 2026

Michelle F. Yesaitis
Notary Public

My Commission Expires: 5/11/31

Michelle F. Yesaitis
NOTARY PUBLIC
STATE OF NEW JERSEY
MY COMMISSION EXPIRES MAY 11, 2031
COMMISSION: #2408419

STATE OF TENNESSEE)
COUNTY OF Davidson)

The actual consideration for this transfer, or value of property (whichever is greater) is $Zero.

Affiant

Subscribed and sworn before me this 21st day of September 2026.

NOTARY PUBLIC

My Commission Expires: _____

Exhibit A

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Being Lot No. 97 on the Plan of Horton Heights, Section V, as of record in Book 1835, page 130, Register's Office for said County

Said lot fronts 106 feet on the southeasterly side of Wilhugh Place and runs back 220.9 feet on the southerly line and 170.8 feet on the northerly line, to a dead line in the rear on which it measures 110 feet.

Being the same property conveyed to Raymond G. Irvine by Warranty Deed from Marjorie S. Thompson, a widow of record in Book 10260, Page 149, Register's Office for Davidson County, Tennessee, dated October 31, 1996 and recorded on November 15, 1996.

Being the same property conveyed to Raymond G. Irvine, an unmarried man and Bonnie Begraft and Donald Begraft, husband and wife all as joint tenants by Warranty Deed from Raymond G. Irvine, an unmarried man of record in Instrument No. 20180416-0035778 Register's Office for Davidson County, Tennessee, dated March 28, 2018 and recorded on April 16, 2018. Raymond G. Irvine having deceased on the 4th day of December 2025, testate and being probated as Docket No. 25P-2362 in the 6th Circuit Court for Davidson County, Tennessee. Raymond G. Irvine is one and the same as Raymond George Irvine.

CERTIFICATE OF AUTHENTICITY

I, Alicia Johnson, do hereby make oath that I am 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 9-22-2026.

Affiant Signature — Date: 9-22-2026

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 9-22-2026.

Notary's Signature

My Commission Expires: 9-21-30

Notary's Seal

JAKE MOORE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY