Karen Johnson Davidson County
Batch# 1476351 DEEDWARR
09/22/2026 11:07:30 AM 3 pgs
Fees: $18.00 Taxes: $2,035.00
20260922-0087877

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, is **$550,000.00** (Five Hundred Fifty Thousand).

AFFIANT

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

NOTARY PUBLIC MY COMMISSION EXPIRES: 11-3-2028

JIM MYERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY (NOTARY SEAL)

THIS INSTRUMENT PREPARED BY
AND PLEASE RETURN TO:
GRISSIM TITLE & ESCROW, LLC.
1222 17th Avenue South, Nashville, TN. 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER:
Drees Premier Homes, Inc. 1651 Westgate Circle Brentwood, TN 37027	**SAME AS NEW OWNER**	102-08-0-086.00

WARRANTY DEED

FOR AND IN 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, **BONNIE BEGRAFT AND DONALD BEGRAFT, WIFE AND HUSBAND** HEREINAFTER CALLED THE **GRANTOR(S),** HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO, **DREES PREMIER HOMES, INC., A OHIO CORPORATION,** HEREINAFTER CALLED THE **GRANTEE(S),** THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS TO WIT:

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, 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 since 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. Bonnie Begraft was appointed Executrix of the Estate of Raymond George Irvine. Raymond George Irvine and Raymond G. Irvine being one and the same person.

Being the same property conveyed to Bonnie Begraft, a married woman, by Executrix's Deed of record in Instrument No. 202609220087875, Register's Office for Davidson County, Tennessee.

Joseph L. Lackey, Jr. executes this instrument as Attorney-in-Fact on behalf of Bonnie Begraft and Donald Begraft, pursuant to the Power of Attorney record in Instrument No. 202609220087876, Register's Office for Davidson County, Tennessee

SUBJECT TO ALL EASEMENTS, COVENANTS, CONDITIONS, RESERVATIONS, LEASES AND RESTRICTIONS OF RECORD, ALL LEGAL HIGHWAYS, ALL RIGHTS OF WAY, ALL ZONING, BUILDING AND OTHER LAWS, ORDINANCES AND REGULATIONS, ALL RIGHTS OF TENANTS IN POSSESSION, AND ALL REAL ESTATE TAXES AND ASSESSMENTS NOT YET DUE AND PAYABLE.

This is:	(**X**) IMPROVED ( ) UNIMPROVED	Property known as: **6603 WILHUGH PLACE** **NASHVILLE, TN 37209**

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), their heirs and assigns, forever, and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their heirs 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.

LTSR Number: GTE File: 2026087833

WITNESS, this 21st day of September 2026

Bonnie Begraft by Jh L. Lackey Jr, Attorney in fact

Bonnie Begraft by Joseph L. Lackey, Jr. as her Attorney-in-Fact

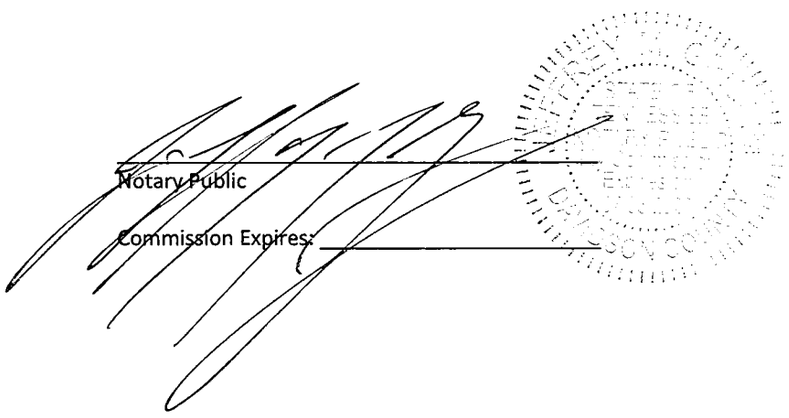
Donald Begraft by Jh L. Lackey Jr, Attorney in fact

Donald Begraft by Joseph L. Lackey, Jr. as his Attorney-in-Fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 21st day of September, 2026, before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Joseph L. Lackey, Jr.**, attorney in fact, to me known to be the person who executed the foregoing instrument in behalf of **Bonnie Begraft and Donald Begraft**, and acknowledged that he executed that same as the free act and deed of the said **Bonnie Begraft and Donald Begraft**.

WITNESS my hand and official seal this the 21st day of September 2026.



Notary Public

Commission Expires: _____

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