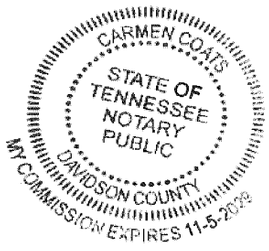
Karen Johnson Davidson County
Batch# 1476672 DEEDWARR
09/23/2026 12:27:30 PM 3 pgs
Fees: $18.00 Taxes: $1,110.00
20260923-0088260

Warranty Deed



STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

A. Allen
Affiant

Subscribed and sworn to before me, this the 11th day of September, 2026.

Carmen Coats
Notary Public

My commission expires: 11/5/29

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Heather Snell	SUN WEST MORTGAGE CO, INC	039-00-0-003.00
6335 Old Hickory Blvd	18303 GRIDLEY RD	
Nashville, TN 37189	CERRITOS, CA 90703	

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **KIRBY D. GRAHAM AND JESSICA N. GRAHAM, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **HEATHER SNELL**, UNMARRIED HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

TRACT NO. 1: Land in Davidson County, Tennessee, described according to a survey made by Nickerson-Miller Engineers-Surveyors, dated September 17, 1957, as follows:

Beginning at an iron pin at the southwest corner of Old Hickory Boulevard and Allessio Road; thence with the westerly margin of said boulevard South 28 degrees 30 minutes West 150.00 feet to an iron pin; thence North 83 degrees 10 minutes West 170.00 feet to an iron pin; thence North 27 degrees 45 minutes East 100.00 feet to an iron pin in the southerly margin of said Allessio Road; thence with same North 83 degrees East 195.00 feet to the beginning.

TRACT No. 2: Land in Davidson County, Tennessee, being described as follows:

Beginning at a point on the northerly margin of Old Hickory Boulevard at the southwest corner of the property conveyed to Charles B. Graves and wife by Deed from Willie D. Harris and wife, of record in Book 2737, Page 267, Register's Office for said County; thence with the northerly margin of said boulevard, southwestwardly 51 feet; thence North 75 degrees West 163.7 feet; thence northeastwardly 28.00 feet to said Graves' northwest corner; thence with said Graves southwestern boundary line, South 83 degrees 10 minutes East 170.00 feet to the beginning.

Being the same property conveyed to Kirby D. Graham and Jessica N. Graham by Warranty Deed from Teresa P. Kingsley and Betsy C. Hudson, both married of record in Instrument No. 20170824-0086950 Register's Office for Davidson County, Tennessee, dated August 17, 2018 and recorded on August 24, 2018.

For further reference see Scrivener's Affidavit of record in Instrument Number 20220817-0093221, said Register's Office.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien due and payable but not yet delinquent.

The address of the herein described property is believed to be 6335 Old Hickory Boulevard, Whites Creek, TN 37189, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 11th day of September, 2026.

Kirby D. Graham

Kirby D. Graham

Jessica N. Graham

Jessica N. Graham

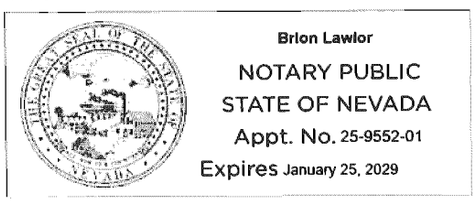
STATE OF Nevada
COUNTY OF Clark

Personally appeared before me via audio-visual communication, the undersigned, a Notary Public in and for the County and State, the within named Kirby D. Graham and Jessica N. Graham, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 10th day of September, 2026.

Notary Public

My Commission Expires: 01/25/2029



Notarized remotely using audio-video communication technology via Proof.

Tennessee Certification of Electronic Document

I, Steven T. Morris, 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 September 11, 2026

Affiant Signature

23rd day of September, 2026
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 23rd day of September, 2026

Notary's Signature

MY COMMISSION EXPIRES: 1/24/2028

NOTARY'S SEAL

CATHERINE DESHONE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-24-2028

202609230088260