Karen Johnson Davidson County
Batch# 1477317 DEEDWARR
09/25/2026 08:25:30 AM 3 pgs
Fees: $18.00 Taxes: $2,937.80
20260925-0088891

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $794,000.00

Affiant

Subscribed and sworn to before me, this 24 DAY OF SEPTEMBER, 2026.

Notary Public

MY COMMISSION EXPIRES:
05-08-2028 (AFFIX SEAL)

THERESA C. RICHARDSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Residential & Commercial Title of Tennessee, LLC
124 Long Hollow Pike
Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Walker Holding Group, LLC	Same as New Owner	
	(NAME)	
2617 Locust Street		104 04 0D 013.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we Edna V Graham, an unmarried person, , hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Walker Holding Group, LLC, hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Tract 1

Land in Davidson County, Tennessee, being Units 1 and 2, on the plan of Lincoln Court Condominiums, Building 1016, according to Master Deed of record in Book 6942, page 585, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Tract 2

Land in Davidson County, Tennessee, being Units Nos. 3 and 4 of the plan of Lincoln Court Condominiums, Building 1016, according to Master Deed of record in book 6942, page 585, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to Herbert L. Graham and Edna V. Graham by Warranty Deed from Jeffrey A. Vickowski of record in Instrument No. 20051123-0142170 Register's Office for Davidson County, Tennessee, dated November 22, 2005 and recorded on November 23, 2005.

Herbert L. Graham and Edna V. Graham were married to one another at the time of said conveyance and continuously thereafter until the death of Herbert L. Graham on 9/25/2025, survived by his wife Edna V. Graham as surviving tenant by the entireties.

Edna V. Graham, Edna Virginia Graham, and Virginia Graham are the same person.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 1016 17th Ave S, Nashville, TN 37212

20260925-0088891 (PO Address) (City, Town or Post Office)

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(s) this 21 day of September, 2026.

Edna V Graham

Edna V Graham

STATE OF TEXAS:
COUNTY OF Ector :

Personally appeared before me, the undersigned Notary Public, the within named Edna V. Graham, with whom I am personally acquainted (or proven to me on the basis of satisfactory evidence), the within named bargainor, and executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal on this the 21 day of September, 2026.

Sylvia Ramirez
My Commission Expires
6/3/2030
Notary ID 135560245

Notary Public My commission expires: 6/3/2030

RETURN TO:
Residential & Commercial Title of Tennessee, LLC
124 Long Hollow Pike
Goodlettsville, TN 37072

CERTIFICATE OF AUTHENTICITY

I, the undersigned Daniel L. Wischhof, 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 21st day of September, 2026.

Date: 09-24-2026

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this 24th day of September, 2026.

Theresa C. Richardson

My commission expires 05/08/2028.

THERESA C. RICHARDSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY