Karen Johnson Davidson County
Batch# 1480183 DEEDWARR
10/02/2026 08:36:30 AM 3 pgs
Fees: $18.00 Taxes: $1,006.40
20261002-0090798

This instrument prepared by:
Momentum Title, LLC
131 Saundersville Road
Suite #130
Hendersonville, TN 37075
File Number: 9-7585-AJ

STATE OF TENNESSEE
COUNTY OF Wilson

The actual consideration or value, whichever is greater, for this transfer is $272,000.00.

Affiant

Subscribed and sworn to before me, this the 30th day of September, 2026.

SOFIA JOHNSON
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES 11-21-2027

Notary Public
My Commission Expires: _____

| Address New Owner(s) | Send Tax Bills To: | Map-Parcel Number(s) |
|---|---|---|
| Brandon K. Peugh and Sofia M. Mayor<br>4769 Alvin Sperry Rd<br>Mt Juliet, TN 37122 | Lawrence Bank<br>2081 Wilma Rudolph Boulevard<br>Clarksville, TN 37040 | 110 00 0 138.00 |

# WARRANTY DEED

For valuable consideration, the receipt of which is hereby acknowledged, **Steve S. Gray and Rachel A. Gray, husband and wife** (individually and/or collectively, "Grantor"), transfer and convey unto **Brandon K. Peugh, and Sofia M. Mayor, husband and wife** (individually and/or collectively, "Grantee"), a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Land lying and being in the 4th Civil District of Davidson County, Tennessee, and being Tract Nos. 2 and 3 on a survey made by Gary R. Cummings, dated 6/21/68, as follows:

Beginning at a point in the Northerly margin of Alvin Sperry Road, said point being 551.1 feet as measured along the Northerly margin of Alvin Sperry Road in the Southerly direction from the Southeast corner of the property belonging to Luther Stirl Pyburn and wife, Etta Mae Pyburn; thence North 46 deg. 32' West 799.5 feet to a point; thence North 84 deg. 52' West 243.0 feet to an iron pin; thence South 5 deg. 43' West 208.0 feet to a point; thence South 47 deg. 28' East 808.5 feet to a point in the Northerly margin of Alvin Sperry Road; thence in a Northeast directions along the Northerly margin of Alvin Sperry Road, 300.0 feet to the beginning and containing 6.0 acres, more or less.

Being the same property conveyed to Steve S. Gray and wife, Rachel A. Gray, by Warranty Deed from William M. Colson and wife, Katherine L. Colson, of record in Instrument No. 20131107-0115469, in the Register's Office of Davidson County, Tennessee, dated November 6, 2013 and recorded on November 7, 2013.

This is unimproved property located at: **4769 Alvin Sperry Road, Mt. Juliet, TN 37122**

This conveyance is made subject to 1) property taxes for the year 2026, and thereafter, a lien not yet due and payable; the 2026 taxes have been prorated between the parties as of the date of this instrument, with the Grantee paying the prorated share thereof to the Grantor who will be responsible for payment of said taxes 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

**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, their heirs and assigns forever; and I/we do covenant with the said Grantee 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 I/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, 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.

**IN WITNESS WHEREOF,** Grantor has executed this instrument on this 29th day of September, 2026.

GRANTOR:

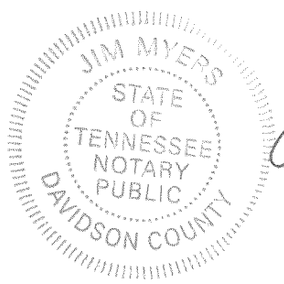
Steve S. Gray

Rachel A. Gray

STATE OF TENNESSEE
COUNTY OF SUMNER

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Steve S. Gray and Rachel A. Gray, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this **29**th day of September, 2026.




Notary Public
My Commission expires: 11-8-2028

Certificate of Authenticity

I, Brandee Gilliam, 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 9/29/2026.

Date

Affiant Signature

9/30/2026
Date

State of Tennessee

County of Wilson

Sworn to and subscribed before me this 30 day of September, 2026.

Notary's Signature

ALICIA JOHNSON
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES 11-21-2027

My Commission Expires: 11/21/27
Date

Notary's Seal (if on paper)