Karen Johnson Davidson County
Batch# 1482395 DEEDWARR
10/08/2026 09:46:30 AM 3 pgs
Fees: $18.00 Taxes: $6,197.50
20261008-0092442

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,675,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE ____ DAY OF OCTOBER, 2026.

Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

DM-BHHS-26-01808

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Charles William Graeber and Kimberly Malulani Graeber	New Owner	
(NAME)	(NAME)	**083-14-0-269.00**
2220 Greenleaf Street		
(ADDRESS)	(ADDRESS)	
Santa Ana, CA 92706		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **KELLY DOOLEY AND DAVID ARCHEY, WIFE AND HUSBAND,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **CHARLES WILLIAM GRAEBER AND KIMBERLY MALULANI GRAEBER, HUSBAND AND WIFE,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 80 on the Plan of EDGEFIELD LAND COMPANY'S FIRST SUBDIVISION of record in Plat Book 57, Page 130, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Kelly Dooley and David Archey, wife and husband, by Warranty Deed from Curtis Franke, an unmarried man, of record in Instrument No. 20230721-0056574, in the Register's Office of Davidson County, Tennessee, dated July 21, 2023 and recorded on July 21, 2023.

This conveyance is subject to:
* Property taxes for the year 2026 and all subsequent years.
* Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of EDGEFIELD LAND COMPANY'S FIRST SUBDIVISION, as recorded in 57, Page(s) 130.
* Covenants, Conditions and Restrictions as set forth in Restrictive Covenant for Detached Structure recorded in Instrument No. 20200626-0069665.
* Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1808 Lillian St, Nashville, Tennessee 37206**.

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. 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 the 2 DAY OF OCTOBER, 2026.

Kelly Dooley by David Archey as Attorney in Fact
Kelly Dooley by David Archey as Attorney-in-Fact

David Archey

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, DAVID ARCHEY, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of KELLY DOOLEY, and who acknowledged he/she/they executed the same as the free act and deed of the said KELLY DOOLEY.

Witness my hand and official seal, this the 2nd of October, 2026.

Notary Public
My Commission Expires: 7-2-29
(SEAL)

JOHN GLEAVES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, DAVID ARCHEY, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 2nd of October, 2026.

Notary Public
My Commission Expires: 7-2-29
(SEAL)

JOHN GLEAVES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

True Copy Certification

I, **Tonya Cherry,** 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 this the 2 day of October, 2026.

Affiant Signature
Date 10/5/26

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 5 day of October, 2026.

Notary's Signature
MY COMMISSION EXPIRES: _____

JOHN W BISHOP
NOTARY PUBLIC
STATE OF TENNESSEE
WILLIAMSON COUNTY
My Commission Expires 09-10-2027