Karen Johnson Davidson County
Batch# 1482758 DEEDWARR
10/09/2026 10:45:30 AM 4 pgs
Fees: $23.00 Taxes: $1,665.00
20261009-0092956

WARRANTY DEED

A. VOGLEMAN
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

File No. BC-26-509

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $450,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th day of October, 2026

Notary Public

MY COMMISSION EXPIRES: Feb 13, 29

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Lux Title & Escrow, LLC, 1201A 7th Avenue North, Nashville, TN 37208

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Hope Holdings, LLC		
(NAME)	(NAME)	051-10-0-011.00
1304 S Graycroft Ave		
(ADDRESS)	(ADDRESS)	
Madison, TN 37115		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **PHILLIP GRACE, A MARRIED MAN, AND AUSTIN LOTT, AN UNMARRIED MAN**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **HOPE HOLDINGS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

BEGINNING on a 5/8" IPF at the southeast corner of Lot 28 of Oakland Acres, Section 3 (PB 2133 PG 34-owner Juan L. Lopez & Juan Pablo Lopez Melendez- DB 7601 PG 715), corner to Lot 30 of Oakland Acres, Section 4 (PB 2133 PG 19, owner-Bradford Eric Heflin, et ux -DB 9151 PG 554), being the northeast corner of the herein described tract, and being the TRUE POINT OF BEGINNING,

THENCE running with the west line of said Lot 30, S 09°22'31" W a DISTANCE of 161.86' to a CMF in the north line of O.I.C. Oakland Trace Condominiums (PB 6200 PG 447, PL 7302 PG 648), southwest corner of said Lot 30,

THENCE running with the north line of O.I.C. Oakland Trace Condominiums, and picking up with the north line of Lot 1 of Oakland Trace Commercial (PB 6900 PG 219, owner-O.I.C. Oakland Trace Commercial Offices-PL 7392 PG 68), N 84°17'15" W a DISTANCE of 194.95' to an IPS on the east side of S. Graycroft Avenue (30' from centerline), northwest corner of the aforesaid Lot 1,

THENCE continuing along a straight course, N 84°17'15" W a DISTANCE of 5.00' to a point on the east margin of S. Graycroft Avenue (25' from centerline),

THENCE running with the east margin of said Avenue for the next 2 calls as follows: N 06°48'41" E a DISTANCE of 8.09' to a point, With a curve turning to the right with an arc length of 235.79', with a radius of 707.90', with a delta angle of 19°05'03", with a chord bearing of N 16°21'13" E, with a chord length of 234.70' to a point on the east margin of S. Graycroft Avenue (24.5' from centerline),

THENCE leaving the margin of the road, S 59°26'45" E a DISTANCE of 5.00' to an IPS on the east right of way of said Avenue (29.5' from centerline), southwest corner of Lot 28 of Oakland Acres, Section 3 (PB 2133 PG 34-owner Juan L. Lopez & Juan Pablo Lopez Melendez- DB 7601 PG 715),

THENCE with the south line of said Lot 28, S 59°26'45" E a DISTANCE of 178.80' to the TRUE POINT OF BEGINNING.

Above description contains 0.91 Acres (39,432 Square Feet) more or less.

SUBJECT to a Public Utility Easements of record in PB 2133 PG 34 and Right of Way Dedication of RB 7832 PG 443 of R.O.D.C. TN.

This description was prepared by Cornerstone Development Services Surveying, 120 Main Street, Portland TN 37148; based on survey performed on 09-23-2026, job number 26.228CDS, and certified by John Zachary Wilkinson, TN RLS # 2776.

Being the same property conveyed to Phillip Grace an unmarried man and Austin E. Lott, an unmarried man as Tenants in common with right of survivorship by Quitclaim Deed from Phillip Grace a/k/a Phillip H. Grace, II, and Keisha Grace, husband and wife and Austin E. Lott, unmarried of record in Instrument No. 20230313-0017766 Register's Office for Davidson County, Tennessee, dated March 06, 2023 and recorded on March 13, 2023.

Phillip Grace is now a married man. His spouse, Margaret Morrison, never used the property as her primary residence.

This is property more commonly known as 1304 S Graycroft Ave, Madison, TN 37115.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2026 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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 our hand this 7th day of October, 2026.

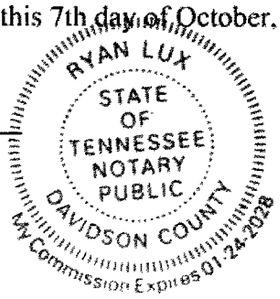
Phillip Grace

Austin Lott

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Phillip Grace**, 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 executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 7th day of October, 2026.



Notary Signature
My commission expires:

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Austin Lott**, 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 executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 7th day of October, 2026.



Notary Signature
My commission expires:

Tennessee Certification of Electronic Document

I, Amy Voglemann, 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 10/07/2026 (date of document).

A Voglemann
Affiant Signature

10/08/2026
Date

State of Tennessee

County of Montgomery

Sworn to and subscribed before me this 8th day of October, 2026.

BRITTNEY STEWART
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

Brittney Stewart
Notary's Signature

MY COMMISSION EXPIRES: January 23 2028

NOTARY'S SEAL