Karen Johnson
Batch # 1483489
10/13/2026 11:47:47 AM
Fees: $13.00 Taxes: $1,979.50

Davidson County
DEEDWARR
2 pgs

20261013-0093985

Prepared by:
Record and Return To:
Chapman and Rosenthal Title, Inc
40 Burton Hills Blvd., Suite 130
Nashville, TN 37215

Returned

Concord Title
3000 Meridian Blvd.
Ste. 140
Franklin, TN 37067
File No. 202611707

After Recording Return To The Above.

I hereby swear or affirm that the actual consideration for this transfer, or the value of the Premises, whichever is greater, is **$535,000.00** which is equal to or greater than the amount the Premises would command at a fair and voluntary sale.

Affiant

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

Notary Public
My Commission Expires: _____

STATE OF TENNESSEE NOTARY PUBLIC J. ANDERSON
MY COMM. EXPIRES SEPT 3, 2030 COUNTY OF DAVIDSON

WARRANTY DEED

THIS INDENTURE, made this 5th day of October, 2026, among:

AUSTIN FRAY, A SINGLE MAN

of Davidson County, Tennessee, their trustees, executors, heirs, successors and/or assigns (the "**Grantor**")

AND

DANIEL JAMES GILCHRIST AND LEAH CHRISTINE PIEMONTE, HUSBAND AND WIFE AND DANIEL GILCHRIST, V AND BLAIR SIMMONS GILCHRIST, HUSBAND AND WIFE, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

of Davidson County, Tennessee, their trustees, executors, heirs, successors and/or assigns (the "**Grantee**").

WITNESSETH:

THAT the Grantor, for and in consideration of $10.00 Dollars and other good and valuable consideration, paid in hand, the receipt and sufficiency of which is hereby acknowledged, does grant, bargain, sell, transfer, convey and set over unto Grantee the following described real property hereinafter referred to as the "Premises".

Land in Davidson County, Tennessee, being Lot No. 95 on the Plan of Thornby Place of record in Plat Book 332, page 3, 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 Austin Fray, a single man by deed from Building Enterprises, Inc., a Mississippi corporation, dated September 23, 2021, of record in Instrument No. 20210928-0129829, Register's Office for Davidson County, Tennessee.

Being also known as 877 Carter Street, Nashville, TN 37206.

TOGETHER WITH AND SUBJECT TO all hereditaments and appurtenances deriving therefrom or appertaining thereto including, without limitation, matters filed for record with the aforesaid Register's Office and/or shown on plats or maps of same, if any; further releasing all claims to homestead and dower therein. TO HAVE AND TO HOLD THE Premises by the Grantee, their heirs and assigns forever.

SUBJECT TO all applicable restrictions, easements, agreements, notations, setback lines and/or matters affecting the Premises filed for record in the aforesaid Register's Office.

FURTHERMORE, the Grantor hereby covenants with Grantee that they are lawfully seized in "fee simple" of the Premises, have full power, authority and right to convey the same; that the Premises are free from all liens, other than those described above and property taxes for the current year, which shall be prorated between the parties on the date title to the Premises is transferred to Grantee, the payment of which shall be the responsibility of Grantee; and that Grantor will forever warrant and defend the Premises and title thereto against lawful claims of **ALL PERSONS WHOMSOEVER.**

THE SOURCE of the above description is derived from the previous deed of record, no boundary survey having been made at the time of this conveyance.

WHENEVER in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF the undersigned have executed this instrument on the date first above written.

Austin Fray

Austin Fray

State of Tennessee
County of ~~Williamson~~ Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, **Austin Fray**, the within named bargainor(s), 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 5 day of October, 2026.

Karlita Zirker

Notary Public
My Commission Expires: 1-17-2027

KARLITA ZIRKER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Comm. Expires 1/17/2027

Owner Name & Property Address:

Name: Daniel Gilchrist
Address: 677 Carter St
City, State, Zip: Nashville, TN 37206

Responsible Party For Taxes:

Name: New Owner
Address: _____
City, State, Zip: _____

Tax ID: 082-04-0-222.00