Karen Johnson Davidson County
Batch# 335987 DEEDWARR
12/30/2019 09:25:04 AM 5 pgs
Fees: $28.00 Taxes: $555.00
20191230-0134303

THIS INSTRUMENT PREPARED BY:
Joshua D. Hankins, Esq.
HANKINS LAW
306 Northcreek Boulevard, Suite 202
Goodlettsville, Tennessee 37072
(615) 246-2544

GENERAL WARRANTY DEED

Address New Owner(s):	Send Tax Bills To:	Map-Parcel Number(s):
Timothy Mark Green 404 Valley Spring Drive Mount Juliet, TN 37122	Same	026-02-0-021.00

FOR AND IN CONSIDERATION of the sum of Ten and 00/00 Dollars ($10.00), cash in hand paid and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, we, STEPHEN GERALD GREEN, a resident of the State of Oklahoma, as to a one-fourth (¼) undivided interest, DANIEL PAUL GREEN, a resident of the State of Tennessee, as to a one-fourth (¼) undivided interest, and SAMUEL DAVID GREEN, a resident of the State of Tennessee, as to a one-fourth (¼) undivided interest (collectively, "Grantor"), convey unto TIMOTHY MARK GREEN, a resident of the State of Tennessee ("Grantee"), his heirs, successors and assigns, certain real property located in Davidson County, Tennessee, being more particularly described on Exhibit A attached hereto and incorporated herein by reference (the "Subject Property").

The Subject Property is improved property known as 503 Hanover Court, Goodlettsville, Davidson County, Tennessee 37072. The Subject Property is conveyed to Grantee subject to (i) taxes and assessment which have been prorated, (ii) all restrictions of record, (iii) all easements of record, (iv) all visible easements, (v) all matters appearing on any plan of record, (vi) all right of ways, (vii) all applicable governmental and zoning regulations, (viii) matter which may reveled by a survey, and (ix) all rights and interests of parties in possession as tenants only.

TO HAVE AND TO HOLD said Subject Property with the appurtenances, hereditaments, estate, title and interest thereto belonging to Grantor, their respective heirs, successors and/or assigns, forever. Grantor covenants that, subject to the matters set forth above, Grantor is lawfully seized and possessed of said Subject Property in fee simple, has good right to convey it, and that same is unencumbered.

Grantor further covenants and binds themselves, their respective heirs, successors and assigns to warrant and forever defend the title to the Subject Property to Grantee, his heirs, successors and assigns, against the lawful claims of all persons, except for claims arising out of the matters set forth above.

IN WITNESS WHEREOF, the undersigned has hereunto set his signature, this 23 day of December, 2019.

GRANTOR:

STEPHEN GERALD GREEN

STATE OF OKLAHOMA)

COUNTY OF Cleveland)

Before me, Stephen Gerald Green, in and for this state, on this 23rd day of December, 2019, personally appeared STEPHEN GERALD GREEN, to me known to be the identical person who executed the within and foregoing instrument, and acknowledged to me that he executed the same as his free and voluntary act and deed for the uses and purposes therein set forth.

(Seal, if any)

NOTARY SEAL PUBLIC
L. OSTEEN
Notary Public
State of Oklahoma
Commission # 12006509 Expires 07/13/20

(Signature of Notarial Officer)

Title (and Rank)

My commission expires: 7/13/2020

IN WITNESS WHEREOF, the undersigned have hereunto set their signatures, this 27 day of December, 2019.

GRANTOR:

DANIEL PAUL GREEN

SAMUEL DAVID GREEN

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me Josh Hankins, a Notary Public of said County and State, personally appeared DANIEL PAUL GREEN, whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and seal, at Office in Goodlettsville, Tennessee, this 27 day of December, 2019.

JOSH HANKINS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF SUMNER MY COMMISSION EXPIRES: NOVEMBER 22, 2021

Notary Public

My Commission Expires: 11/22/21

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me Josh Hankins, a Notary Public of said County and State, personally appeared SAMUEL DAVID GREEN, whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and seal, at Office in Goodlettsville, Tennessee, this 27 day of December, 2019.

JOSH HANKINS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF SUMNER MY COMMISSION EXPIRES: NOVEMBER 22, 2021

Notary Public

My Commission Expires: 11/22/21

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer or value of property conveyed (whichever is greater) is One Hundred Fifty Thousand and 00/100 Dollars ($150,000.00).

AFFIANT

Sworn to and subscribed before me, this 27 day of December, 2019.

Notary Public

My Commission Expires: 11/22/21

JOSH HANKINS
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF SUMNER
MY COMMISSION EXPIRES:
NOVEMBER 22, 2021

EXHIBIT A

DESCRIPTION OF SUBJECT PROPERTY

LAND in Davidson County, Tennessee, being Lot(s) 339, as shown on the map entitled Windsor Green Phase II, Section III, of record in Plat Book 6900, page 845, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

BEING the same property conveyed to DELORES GREEN, UNMARRIED, by deed from PHILLIPS BUILDERS, INC., of record in Book 8055, page 713, dated February 27, 1990, said Register's Office. The said Delores Green having since died on or about July 17, 2019 leaving said property to Stephen Gerald Green, Daniel Paul Green, Timothy Mark Green and Samuel David Green pursuant to will of record in the Probate Court of Wilson County, Tennessee, Docket No. 2019PR314, a certified copy of which is of record in Instrument No. 20191204-0124746, Register's Office of Davidson County, Tennessee.