Karen Johnson Davidson County
Batch# 544669 DEEDWARR
01/04/2021 01:57:30 PM 5 pgs
Fees: $28.00 Taxes: $1,665.00
20210104-0000739

THIS INSTRUMENT PREPARED BY:
WILLIAM G. BROWN
GULLETT, SANFORD, ROBINSON & MARTIN, PLLC
150 Third Avenue South
Suite 1700
Nashville, TN 37201

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 31st day of December, 2020.

JONNA L. HALL
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

Notary Public

My Commission Expires: 10-17-2023

Address New Owner As Follows:
Natalie-Chantal Lévy-Sousan
c/o Loeb, Block & Partners LLP
505 Park Avenue, 8th Floor
New York, NY 10022

Send Tax Bills To:

NEW OWNER

Map-Parcel Number:
011 00 0 012.00 and
011 00 0 009.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, **KENNETH E. RUSSELL, unmarried,** hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto

NATALIE-CHANTAL LÉVY-SOUSAN, **unmarried**, hereinafter called the Grantee, her heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

A certain tract or parcel of land located in the 10th Civil District of Davidson County, Tennessee, being more particularly described as follows, to-wit:

Beginning at an iron pin (new), in the northerly margin of Greer Road, the southwest corner of Tract #1, this survey, said iron pin being located from an iron pin (new), in the northerly margin of Greer Road, the southeast corner of said Tract #1, the southwest corner of a tract of land which belongs to Gary F. Hahn, having a deed reference in Deed Book 7360, Page 296, RODCT, S 69°52'47" W, 38.20 feet, to the point of beginning, the southeast corner of this tract and continuing, as follows:
with a curve to the left, having a radius of 325.00 feet, an arc distance of 139.41 feet, and a chord bearing and distance of S 85°32'16" W, 138.35 feet to an iron pin (new), in the northerly margin of Greer Road, a corner of a tract of land which belongs to Jose Amaro, having a deed reference in I.N. 20180125-0008042, RODCT;
thence with the boundary of said tract of land which belongs to Jose Amaro, as follows: N 09°21'07" W, 154.68 feet to an iron pin (old);
thence, N 27°31'39" W, 460.45 feet to an iron pin (new);
thence, N 53°23'40" W, 781.20 feet to an iron pin (new);
thence, S 26°47'42" W, 25.05 feet to a 24 inch walnut tree, a common corner of said tract of land which belongs to Jose Amaro, and a tract of land which belongs to Daniel Martin Pursley, Jr., having a deed reference in I.N. 20040922-0114034, RODCT, and a second tract of land which belongs to Daniel Martin Pursley, Jr., having a deed reference in I.N. 20180108-0002088, RODCT;
thence, N 06°24'00" W, 322.69 feet to an iron pin (old), a common corner of said tract of land which belongs to Daniel Martin Pursley, Jr., and Tract #1, this survey; thence with the boundary of said Tract #1, as follows:
S 46°05'23" E, 1383.64 feet to an iron pin (old);
thence, S 08°33'58" E, 358.75 feet, to the point of beginning, containing 5.10 acres, as surveyed by Steven E. Artz, Tennessee License No. 1708, d/b/a, Steven E. Artz & Associates, Inc., 4779 Highway 41 North, Springfield, Tennessee 37172, dated June 17, 2020.

Being part of the same property conveyed to BILLY GREER, (AS TO AN UNDIVIDED ONE-THIRD INTEREST); CYNTHIA GREER, (AS TO AN UNDIVIDED ONE-THIRD INTEREST); JOSHUA GREER, (AS TO AN UNDIVIDED ONE-SIXTH INTEREST); AND ZACHARY GREER, (AS TO AN UNDIVIDED ONE-SIXTH INTEREST), by deed from BILLY GREER AND CYNTHIA GREER, SUCCESSOR CO-TRUSTEES UNDER THE 2006 GREER FAMILY REVOCABLE LIVING TRUST, DATED SEPTEMBER 11, 2006, (A/K/A THE LEO CURTIS GREER AND VERA EVELYN DICKENS GREER REVOCABLE FAMILY TRUST, U/A/D SEPTEMBER 11, 2006); BY BILLY GREER AND CYNTHIA GREER, CO-TRUSTEES OF THE JOSHUA GREER TRUST, ESTABLISHED PURSUANT TO THE TERMS OF THE LEO CURTIS GREER AND VERA EVELYN DICKENS GREER REVOCABLE FAMILY TRUST, U/A/D SEPTEMBER 11, 2006; AND BILLY GREER AND CYNTHIA GREER, CO-TRUSTEES OF THE ZACHARY GREER

TRUST, ESTABLISHED PURSUANT TO THE TERMS OF THE LEO CURTIS GREER AND VERA EVELYN DICKENS GREER REVOCABLE FAMILY TRUST, U/A/D SEPTEMBER 11, 2006, of record in Instrument No. 20161031-0115110, dated October 27, 2016, said Register's Office.

Being part of the same property conveyed to BILLY GREER, by deed from CYNTHIA GREER, (AS TO AN UNDIVIDED ONE-THIRD INTEREST); JOSHUA GREER, (AS TO AN UNDIVIDED ONE-SIXTH INTEREST); AND ZACHARY GREER, (AS TO AN UNDIVIDED ONE-SIXTH INTEREST), of record in Instrument No. 20161031-0115111, dated October 27, 2016, said Register's Office.

Being part of the same property conveyed to BILLY GREER, by deed from BILLY GREER AND CYNTHIA GREER, SUCCESSOR CO-TRUSTEES UNDER THE 2006 GREER FAMILY REVOCABLE LIVING TRUST, DATED SEPTEMBER 11, 2006 (A/K/A LEO CURTIS GREER AND VERA EVELYN DICKENS GREER REVOCABLE FAMILY TRUST, U/A/D SEPTEMBER 11, 2006), of record in Instrument No. 20161031-0115113, dated October 27, 2016, said Register's Office.

Being the same property conveyed to KENNETH RUSSELL by deed from BILLY GREER of record in Instrument No. 20201223-0153171, dated September 10, 2020, Register's Office for Davidson County, Tennessee. The said Kenneth Russell and Kenneth E. Russell being one and the same.

This conveyance is made subject to:

1. Taxes for 2021 and subsequent years. By acceptance of delivery of this instrument, Grantee assumes and agrees to pay such taxes as and when such become payable and to indemnify and hold harmless Grantor from liability and loss therefrom.

2. Application for Greenbelt Assessment of record in Instrument No. 20180222-0016868, said Register's Office.

3. Easement for the flow of the water of South Fork Sycamore Creek and the rights of the public therein.

4. Rights of upper and lower riparian owners to the flow of the water of South Fork Sycamore Creek, free from diminution or pollution.

5. Changes in the boundary of the subject property resulting from erosion or accretion caused by the flow of South Fork Sycamore Creek.

6. All matters as shown on the survey by Steven E. Artz, Tennessee License No. 1708, d/b/a, Steven E. Artz & Associates, Inc., 4779 Highway 41 North, Springfield, Tennessee 37172, dated June 17, 2020, Project No. Y2001125.

This is improved property known as: 2783 Greer Road, Goodlettsville, TN 37072.

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, her heirs and assigns, forever; and Grantor covenants with the said Grantee he is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and further covenants and binds himself, his heirs and assigns, to warrant and forever defend the title to the said land to the said Grantee, her heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand this 31st day of December, 2020.

Kenneth E. Russell

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Kenneth E. Russell, the within named bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 31st day of December, 2020.

Notary Public

My Commission Expires: 10/17/2023

JONNA L. HALL
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

True Copy Certification

I, Will Brown, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a notary public for this county and state, Will Brown, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 10-17-2023

Notary's Seal

