Karen Johnson Davidson County
Batch# 570495 DEEDWARR
02/08/2021 02:38:30 PM 3 pgs
Fees: $18.00 Taxes: $1,812.63
20210208-0017957

WARRANTY DEED

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $489,900.00.

Affiant

Subscribed and sworn to me on 02/04/2021.

NOTARY PUBLIC
My Commission Expires: 3/13/2022

APRIL D. WIDEMAN NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY:
Rochford Law & Real Estate Title, PLLC
2200 Abbott Martin Road, Suite 201
Nashville, Tennessee 37215
(615)269-7676

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Justin and Monika Green 24631 Benjamin Circle Dana Point, CA 92629	Bank of America, N.A. 275 Valencia Ave. Brea, CA 92823	133 02 0 224.00

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Munster 770 Investments, Inc., a Tennessee corporation, hereinafter called **"GRANTOR,"** has bargained and sold, and by these presents does transfer and convey unto Justin Green and Monika Green, husband and wife, as to 60% undivided interest and Ryan E. Green and Sarah J. Green, husband and wife, as to 40% undivided interest, hereinafter called **"GRANTEES,"** their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

> Land in Davidson County, Tennessee, being Lot No. 109, on the Plan of Sunrise Heights Addition, of record in Plat Book 421, Page 2, Register's Office for said County.
>
> Said Lot No. 109 fronts 50 feet on the Northerly side of Elgin Street and extends back 182.9 feet on the Westerly line and 182.5 feet on the Easterly line to a dead line, measuring 50 feet thereon.
>
> Being the same property conveyed to Munster 770 Investments Inc., A Tennessee Corporation, by Warranty Deed from Jac Investment, LLC, A Tennessee Limited Liability Company, of record in Instrument No. 20190122-0005825, in the Register's Office of Davidson County, Tennessee, dated January 16, 2019 and recorded on January 22, 2019.
>
> This is Improved property, known as 408 Elgin St., Nashville, TN 37211

The conveyance of the above-described parcel of land is subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

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 successors and assigns, forever, and GRANTOR does covenant with the said GRANTEES it 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 GRANTOR does further covenant and bind itself, its heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEES, their successors 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 hands on 02/ 05 /21.

Munster 770 Investments, Inc.

By: David Cohen
Its: President

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned Notary Public, of the state and county aforesaid, personally appeared David Cohen, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be an authorized representative and President of Munster 770 Investments, Inc., the within named bargainor, and that he as such authorized President of Munster 770 Investments, Inc. has duly authorized and executed the foregoing instrument for the purposes therein contained, by signing the name of the company by himself as President of Munster 770 Investments, Inc.

WITNESS MY HAND AND OFFICIAL SEAL ON February 3rd, 2021.

NOTARY PUBLIC

My Commission Expires: 11-8-2021

BRENDA L. KING
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

TRUE COPY CERTIFICATION

I, D. Shayne Adair, 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.

D. Shayne Adair

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named D. Shayne Adair, 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 herein contained.

April D. Wideman, Notary Public
My commission expires: 3/13/2023

APRIL D. WIDEMAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY