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

Karen Johnson Davidson County
Batch# 598968 DEEDWARR
03/24/2021 09:37:19 AM 2 pgs
Fees: $13.00 Taxes: $887.63

20210324-0038647

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $239,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th DAY OF MARCH, 2021.

Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 277 Mallory Station Rd, Suite 102, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Bob Lovall and Glori Lovall	New Owner	135 12 0E 259.00
(NAME) 2258 Nashboro Blvd	(NAME)	
(ADDRESS) Nashville, TN 37217	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Melissa D. Greene, f/k/a Melissa D. McCormick, a married woman**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Robert Bruce Lovall and Glori Anne Lovall, Husband and Wife**, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being Unit 259, Nashboro Village at Fairway Pointe, as shown on Plat of record in Instrument No. 20050222-0018814 (Erroneously referred to in prior deeds as Plat Book 4660, Page 159), Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Melissa D. McCormick, an unmarried woman, by Quit Claim Deed from Melissa D. McCormick, an unmarried woman, and Eddie Wayne McCormick, an unmarried man, of record in Instrument No. 20120319-0022931, in the Register's Office of Davidson County, Tennessee, dated March 02, 2012 and recorded on March 19, 2012.

Being the same property conveyed to Melissa D McCormick, a married woman, by Special Warranty Deed from Marquis Homes, LLC., a limited liability company, of record in Instrument No. 20070105-0002194, in the Register's Office of Davidson County, Tennessee, dated December 22, 2006 and recorded on January 05, 2007.

Melissa D. McCormick having since married and is now known as Melissa D. Greene.

Paul Thomas Grenne joins in this conveyance to convey any and all martial interest he has in and to the herein described property.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 2258 Nashboro Blvd, Nashville, TN 37217

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 hands this 11 day of March, 2021.

Melissa D. Greene

Paul Thomas Greene, by and through his attorney-in-fact
Melissa D. Greene, f/k/a Melissa D. McCormick

STATE OF TENNESSEE
COUNTY OF Wilson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State **Melissa D. Greene**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 11 day of March, 2021.

Notary Public

My Commission Expires: 9-23-24

ZACHARY HAYS LILLEY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF Wilson

Before me, the undersigned, a Notary Public within and for the State and County aforesaid personally appeared **Melissa D. Greene**, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of **Paul Thomas Greene**, as Attorney-in-fact, and acknowledged that she executed the same as the free act and deed of **Paul Thomas Greene**, for the purposes therein contained.

Witness my hand and official seal, this the 11 day of March, 2021.

Notary Public

My Commission Expires: 9-23-24

ZACHARY HAYS LILLEY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY