Karen Johnson Davidson County
Batch# 603294 DEEDWARR
03/31/2021 09:51:30 AM 5 pgs
Fees: $28.00 Taxes: $1,202.50
20210331-0042128

Prepared By & Return To:
Tennessee Title Services, LLC
547 N Mt Juliet Rd
100
Mt. Juliet, TN 37122
MJ-21-1550

BELINDA BUTLER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES OCTOBER 22, 2023

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $325,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 26th day of March, 2021

Notary Public

Commission Expires: 10-22-23

Address of New Owner	Send Tax Bills To:	Map & Parcel
Eugene Alan Nichols 247 Graeme Drive Nashville, TN 37214	Bank of Tennessee 301 East Center Street Kingsport, TN 37660	095-02-0-044.00

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE,
Rian L. Greenberg and Wendy L. Greenberg, husband and wife and Linda L. Greenburg, Trustee of Linda L. Greenberg, Trustee of the Ronald E. Greenberg and Linda L. Greenberg Trust dated November 6, 1990,
HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO
Eugene Alan Nichols, an unmarried man
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:

Land in Davidson County, Tennessee, being Lot No. 160 on the Plan of Donelson Hills Subdivision of record in Plat Book 2331, Page (s) 22 - 23, 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 Linda L. Greenberg, Trustee of the Trust a under the Ronald E. Greenberg and Linda L. Greenberg Trust U/A/D, November 06, 1990 by Warranty deed from Michael R. Smiley II, married of record in Instrument No. 20140530-

0046599 Register's Office for Davidson County, Tennessee, dated May 28, 2014 and recorded on May 30, 2014.

Being the same property conveyed to Linda L. Greenberg, Trustee of the Trust a under the Ronald E. Greenberg and Linda L. Greenberg Trust U/A/D, November 06, 1990, a Three Percent (3%) interest, and remaining Ninety-Seven Percent (97%) interest to Rian L. Greenberg and Wendy L. Greenberg, husband and wife, whose interest shall be held as joint tenants with rights of survivorship by General Warranty deed from Linda L. Greenberg, Trustee of the Trust a under the Ronald E. Greenberg and Linda L. Greenberg Trust U/A/D, November 06, 1990 of record in Instrument No. 20141117-0105871 Register's Office for Davidson County, Tennessee, dated November 10, 2014 and recorded on November 17, 2014.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is **improved** property known as: 247 Graeme Drive, Nashville, TN 37214

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 so 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.

Dated this the 26th day of March, 2021.

Rian L. Greenberg

Wendy L. Greenberg

Dated this the 18 day of March, 2021
Ronald E. Greenberg and Linda L. Greenberg Trust

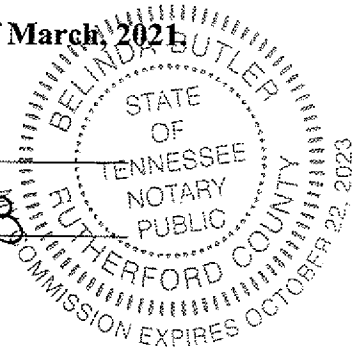
By: Linda L. Greenberg, Trustee
Linda L. Greenberg, Trustee

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Rian L. Greenberg, Wendy L. Greenberg** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Mt. Juliet, Tennessee this 26th day of March, 2021.

Delinda Butler
Notary Public
My Commission Expires: 10-22-23



State of CALIFORNIA

County of SAN DIEGO

Before me, the undersigned notary public, of the state and county aforesaid, personally appeared **Linda L. Greenberg,** with whom I am personally acquainted, (or proven to me on the basis of satisfactory evidence), and who, upon oath acknowledged to be the **Trustee** of **Ronald E. Greenberg and Linda L. Greenberg Trust,** the within named bargainor, a **Trust,** and that as such **Trustee**, as duly authorized, executed the foregoing instrument for the purposes therein contained, by signing the name of the **Trust** as **Trustee**.

Witness my hand and official seal this ____ day of March 2021.

See attached
Notary Public
My Commission Expires:

WELLS FARGO

Jurat Certificate California only

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of San Diego

Subscribed and sworn to (or affirmed) before me on this 18

day of March, 2021, by Linda L. Greenberg

proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me.

Place Seal Here

Signature

JESSICA M. RAMOS
COMM. #2308397
NOTARY PUBLIC - CALIFORNIA
RIVERSIDE COUNTY
My Commission Expires 10/11/2023

Description of Attached Document

Type or Title of Document
Warranty Deed

Document Date
03/18/2021

Number of Pages
3

Signer(s) Other Than Named Above
Rian L. Greenberg, Wendy L. Greenberg.

DSG 3018 CA (Rev 02-2/15)

202103310042128

True Copy Certificate of Authenticity

I, **Taylor Grills**, 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 Wilson

Personally appeared before me, Rebecca Shukis, a notary public for this county and state, **Taylor Grills,** 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: 12/15/2021