Karen Johnson Davidson County
Batch# 627445 DEEDWARR
05/03/2021 12:09:39 PM 4 pgs
Fees: $23.00 Taxes: $1,220.63
20210503-0058977

Prepared By & Return To:
Tennessee Title Services, LLC
547 N Mt Juliet Rd
100
Mt. Juliet, TN 37122
MJ-21-2549

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $329,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 29th day of April, 2021

Notary Public

J ANDERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 6, 2022

Commission Expires: _____

Address of New Owner	Send Tax Bills To:	Map & Parcel
Amanda Martinez and Tim Davis 2403 Dennywood Drive Nashville, TN 37214	NEW OWNER	084-11-0-216.00

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. 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
Amanda Marie Martinez, unmarried and Timothy Michael Davis, unmarried as tenants in common with right of survivorship
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. 164 on the Plan of Maplecrest of record in Book 1835, Page 27 and 28, Register's Office for said county.

Said Lot No. 164 fronts 85 feet on the southwesterly margin of Dennywood Drive and extends back 130 feet on the northwesterly line and 220 feet on the southeasterly line to a dead line in the rear, measuring 120 feet thereon.

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 6, 1990, a Three Percent (3%) interest, and the 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 EM-J Properties, LLC, a Tennessee limited liability company of record in Instrument No. 20141117-0105867 Register's Office for Davidson County, Tennessee, dated November 13, 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: 2403 Dennywood 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 ~~29th day~~ of April, 2021.

Rian L. Greenberg

Wendy L. Greenberg

STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~ Wilson TG

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. TG

Witness my hand and official seal ~~Brentwood~~ Mt. Juliet, Tennessee this 29th day of April, 2021.

TAYLOR GRILLS
TENNESSEE NOTARY PUBLIC
My Comm Exp. 1/19/2022
COUNTY OF WILLIAMSON

Notary Public
My Commission Expires:

Dated this the 29th 26th day of April, 2021.

Ronald E. Greenberg and Linda L. Greenberg Trust dated November 6, 1990

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

STATE OF CALIFORNIA
COUNTY OF _____

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 the **Ronald E. Greenberg and Linda L. Greenberg Trust dated November 6, 1990,** the within named bargainor, a **TRUST**, and that as such **Trustee**, as duly authorized, h executed the foregoing instrument for the purposes therein contained, by signing the name of the **Trust** by himself as **Trustee**.

Witness my hand and official seal this _____ day of April, 2021.

See attached CA Acknowledgment

_____
Notary Public
My Commission Expires: _____

Clear/Reset

WELLS FARGO

All-purpose Acknowledgment California

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**

On **04/26/2021** before me, **Charles Wisda Notary Public** (here insert name and title of the officer),

personally appeared **Linda L. Greenberg**

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

CSP1 CHARLES WISDA COMM. #2200192 NOTARY PUBLIC - CALIFORNIA SAN DIEGO COUNTY My Commission Expires 06/04/2021 CSP1

Notary Seal

WITNESS my hand and official seal.

Signature _____

For Bank Purposes Only

Description of Attached Document

Type or Title of Document Warranty Deed

Document Date 4/26/21 Number of Pages 3

Signer(s) Other Than Named Above _____

Account Number (if applicable) _____

FO01-000DSG5350CA-01