Karen Johnson Davidson County
Batch# 668936 DEEDWARR
06/30/2021 03:02:30 PM 3 pgs
Fees: $18.00 Taxes: $1,143.30
20210630-0088842

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $309,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29 DAY OF JUNE, 2021.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

MAXINE J RUCKER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-6-2023

J-SB-TWG-21-1511

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Jonathan Greer, III and Gwendolyn Greer	New Owner c/o Better Mortgage Corp.	
(NAME)	(NAME)	**081-16-0-082.00**
1511 12th Ave	175 Greenwich Street 54th Floor	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37208	New York, NY 10007	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **TN4, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **JONATHAN GREER, III AND GWENDOLYN GREER, A MARRIED COUPLE,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

The following described tract/parcel of land in Davidson County, State of Tennessee as follows, to-wit:

Beginning on the Westerly margin of 12th Avenue, North, formerly Florence Street, at a point 177-1/2 feet, more or less, North of the Northerly margin of Heiman Street, said point being the Northeast corner of the property conveyed to Ferdinand A. Stewart by deed from Leland J. Nesbit and wife, of record in Book 762, Page 162, Register's Office for said County; thence with the Westerly margin of said Avenue Northwardly 50 feet to the Southeast corner of the property conveyed to Mary D. Webster by deed from Leona Gilbert of record in Book 1036, Page 161, said Register's Office; thence with said Webster's Southerly line Westwardly 154 feet, more or less, to the Easterly margin of an alley; thence with said alley Southwardly 30 feet to the Northwest corner of said Stewart property; thence with the Northerly line of same Eastwardly 154 feet, more or less, to the beginning.

Being the same property conveyed to James R. Sperance and wife, Whitney Marie Sperance by Warranty deed from Chyrall B. Dawson of record in Instrument No. 20150513-0043706 Register's Office for Davidson County, Tennessee, dated May 08, 2015 and recorded on May 13, 2015.

Being the same property conveyed to TN4, LLC, a Tennessee Limited Liability Company by Quitclaim deed from James R. Spearance and wife, Whitney Marie Spearance of record in Instrument No. 20160223-0017133 Register's Office for Davidson County, Tennessee, dated February 23, 2016 and recorded on February 23, 2016.

This conveyance is subject to:
- Taxes for the year 2021, a lien not yet due and payable.
- Restrictions of record as Instrument Number 20000503-0044577 in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1511 12th Ave, Nashville, Tennessee 37208**.

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 my/our hand(s) this the 29 DAY OF JUNE, 2021.

TN4, LLC, a Tennessee Limited Liability Company

BY:_____
John Gleaves
Authorized Agent

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JOHN GLEAVES, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the AUTHORIZED AGENT of TN4, LLC, A TENNESSEE LIMITED LIABILITY COMPANY the within named bargainor, a limited liability company, and that he/she as such AUTHORIZED AGENT executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 29th of June, 2021.

_____
Notary Public
My Commission Expires: 10.17.21
(SEAL)

LAUREN JONES
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 10-17-2021

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

Certificate of Authenticity

I, Jennifer Chandler- Cole 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, Maxine J. Rucker, a notary public for this county and state, Jennifer Chandler- Cole 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:_____

MAXINE J RUCKER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-6-2023