RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
580 Franklin Rd.
Suite 203
Franklin, Tennessee 37069
File No.: QTN-770-2021

Karen Johnson Davidson County
Batch# 676886 DEEDWARR
07/14/2021 02:50:30 PM 3 pgs
Fees: $18.00 Taxes: $1,424.50
20210714-0094854

WARRANTY DEED

JONATHAN RHYNE
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES 9-21-2024

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $385,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd day of July, 2021.

NOTARY PUBLIC

My commission expires: 9/21/24

THIS INSTRUMENT PREPARED BY:
Limestone Title and Escrow, LLC. 580 Franklin Road, Suite 203, Franklin, Tennessee 37069

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Vivian R. Armstrong 527 Midway Circle Brentwood, TN 37209	Same address as new owner	114-00-0-045

FOR AND IN CONSIDERATION of the sum of THREE HUNDRED EIGHTY FIVE THOUSAND AND 00/100 Dollars ($385,000.00) and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee, the receipt of which is hereby acknowledged; the undersigned, **ADRON D. GREENE, AN UNMARRIED MAN**, hereinafter called the Grantor, has bargained and sold and by these presents do hereby transfer and convey unto, **VIVIAN R. ARMSTRONG, A MARRIED WOMAN**, hereinafter called the Grantee, her heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in the 8th, formerly the 12th, Civil District of Davidson County, Tennessee, being Lot No. 3 on the unrecorded plan of Mrs. J. J. Heer's Lands, described according to a survey made by George W. Watkins, Surveyor, dated December 14, 1955, as follows:

Beginning in the center of Sawyer Brown Road at the southeast corner of the property conveyed to Daniel F. Sullivan and wife, by deed from Searcy B. Page and wife, of record in Book 2922, page 365, Register's Office for Davidson County, Tennessee; thence with the said Sullivan southern boundary line, north 84 deg. 50' west 349 feet to a center of a branch; thence with the same, south 10 deg. 45' west 35.5 feet; thence south 11 deg. 45' east 104 feet; thence south 76 deg. 40' east 273.5 feet to the center of Sawyer Brown Road; thence with the center of same, north 8 deg. east 33 feet; thence north 20 deg. 30' east 97.8 feet; thence north 31 deg. east 82 feet to the beginning.

Being the same property conveyed to Adron D. Greene and wife, Eva T. Greene from Jeffrey W. Greene, unmarried, by Warranty Deed dated November 23, 2009 and recorded November 24, 2009 in Instrument #20091124-0108072, said Register's Office. The said Eva T. Green having since died on 4/22/2018 leaving Adron D. Greene as owner of fee simple title as surviving tenant by the entirety.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee, her heirs and assigns, forever.

The undersigned covenant with the said Grantee that he is lawfully seized and possessed of said real estate; that he has a good right to convey the same; and that it is unencumbered except by lien of the 2021 property taxes, which taxes are being prorated between the parties, and the payment thereof will be the responsibility of the Grantee.

The undersigned further covenant and bind himself, his heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee, her heirs and assigns, against the lawful claims of all persons, whomsoever.

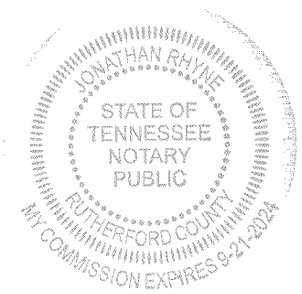
WITNESS MY HAND, this 2nd day of July, 2021

Adron D. Greene

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, a Notary Public, Adron D. Greene, 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 seal, this the 2nd day of July, 2021.



Notary Public

Jonathan Rhyne
Printed Notary Name

My commission expires: 9/21/24

TRUE COPY CERTIFICATION

I, Jennifer L. Pennell, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that his electronic document is a true and exact copy of the original document executed and authenticated according to law on 2 July 2021 (date of document).

Jennifer L. Pennell

7/2/21

Date

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 2 day of July, 2021.

Notary's Signature

My Commission Expires: 41322

Notary's Seal

KATHERINE WARREN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD Exp. 4-13-2022