Karen Johnson Davidson County
Batch# 686726 DEEDWARR
07/30/2021 08:37:30 AM 6 pgs
Fees: $33.00 Taxes: $305.25
20210730-0102502

WARRANTY DEED

STATE OF ~~TENNESSEE,~~ Georgia COUNTY OF Gwinnett

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS ~~$412,500.00~~. 82,500

Affiant

Subscribed and sworn to me on 7/7/21, 2021.

NOTARY PUBLIC

My commission expires: 6/2/2022

SHERMAINE DEMESSA NOTARY PUBLIC GWINNETT COUNTY, GEORGIA My Commission Expires 06-02-2022

THIS INSTRUMENT WAS PREPARED BY:
ORTALE KELLEY LAW FIRM (JHC)
330 Commerce Street, Suite 110
Nashville, TN 37201
Our File #33228

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Davidson Homes, LLC 336 James Record Road Huntsville, AL 35824	SAME	P/O MAP 87 PARCEL 196.00

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Jan Marie Wingfield, Steven Redman Greenwell, and John Gregory Greenwell, Co-Trustees of The John R. Greenwell Trust B,"GRANTOR"**, has bargained and sold, and by these presents does transfer and convey unto **Davidson Homes, LLC, an Alabama limited liability company, "GRANTEE"**, a certain tract or parcel of land in **Davidson County, State of Tennessee,** more particularly described as follows:

Land in Davidson County, Tennessee being Lot No. 37, Final Plat, Cobblestone Landing Phase 2B Subdivision, as shown on plat of record in Plat Book 20210504-0059747, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being part of the property conveyed to Jan Marie Wingfield, Steven Redman Greenwell, and John Gregory Greenwell, as Trustees of the John R. Greenwell B Trust, by Special Warranty

Deed from Cobblestone Interest, LLC, a Texas Limited Liability Company, of record in Instrument Number 20190214-0013999, in the Register's Office for Davidson County, Tennessee, dated February 14, 2019 and recorded on February 14, 2019.

The conveyance of the above-described parcel of land is subject to the following: (i) all taxes; (ii) restrictions, conditions, reservations, covenants, and easements of record; (iii) public rights of way, utility, and drainage easements; (iv) zoning and planning ordinances and regulations; (v) all matters shown on plats and plans of record; (vi) and health department regulations that may affect the property.

This property is also known as **unimproved** property as follows: Lot No. 37, Nashville, Davidson County, Tennessee.

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, its successors and representatives, forever, and GRANTOR does covenant with the said GRANTEE that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and GRANTOR does further covenant and bind itself, its successors and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, their successors and representatives, 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.

******SIGNATURES COMMENCE ON PAGE 3******

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, its successors and representatives, forever, and GRANTOR does covenant with the said GRANTEE that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and GRANTOR does further covenant and bind itself, its successors and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, their successors and representatives, 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.

****SIGNATURES COMMENCE ON PAGE 3****

WITNESS my hand on June 29, 2021.

Jan Marie Wingfield, Co-Trustee of The John Greenwell Trust B

Steven Redman Greenwell, Co-Trustee of the John Greenwell Trust B

John Gregory Greenwell, Co-Trustee of the John Greenwell Trust B

STATE OF ~~TENNESSEE,~~ MS COUNTY OF ~~DAVIDSON~~ Lamar

Before me, the undersigned, a Notary Public in and for said County and State aforesaid, personally appeared Jan Marie Winfield, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who acknowledged that she executed the within instrument in her capacity as Co-Trustee of The John Greenwell Trust B for the purposes therein contained.

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

STATE OF MISSISSIPPI
JENNIFER M. PICAZO
NOTARY PUBLIC
ID No. 84041
MY COMMISSION EXPIRES
MARCH 17, 2023
LAMAR COUNTY

Notary Public

My Commission Expires: _____

STATE OF TENNESSEE, COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for said County and State aforesaid, personally appeared Steven Redman Greenwell, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who acknowledged that he executed the within instrument in his capacity as Co-Trustees of The John Greenwell Trust B for the purposes therein contained.

Witness my hand and official seal on the _____ day of June, 2021.

WITNESS my hand on June 25, 2021.

Jan Marie Wingfield, Co-Trustee of The John Greenwell Trust B

Steven Redman Greenwell, Co-Trustee of the John Greenwell Trust B

John Gregory Greenwell, Co-Trustee of the John Greenwell Trust B

STATE OF TENNESSEE, COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for said County and State aforesaid, personally appeared Jan Marie Winfield, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who acknowledged that she executed the within instrument in her capacity as Co-Trustee of The John Greenwell Trust B for the purposes therein contained.

Witness my hand and official seal on the _____ day of June, 2021.

Notary Public

My Commission Expires: _____

STATE OF TENNESSEE, COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for said County and State aforesaid, personally appeared Steven Redman Greenwell, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who acknowledged that he executed the within instrument in his capacity as Co-Trustees of The John Greenwell Trust B for the purposes therein contained.

Witness my hand and official seal on the 25 day of June, 2021.

Notary Public

My Commission Expires: 3/6/24

ADAM G LAFEVOR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

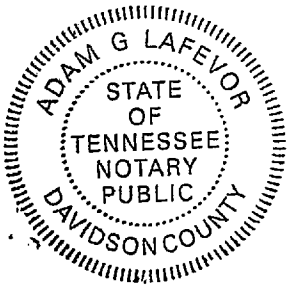
STATE OF TENNESSEE, COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for said County and State aforesaid, personally appeared John Gregory Greenwell, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who acknowledged that he executed the within instrument in his capacity as Co-Trustees of The John R. Greenwell Trust B for the purposes therein contained.

Witness my hand and official seal on the 25 day of June, 2021.

Notary Public

My Commission Expires: 3/6/24



Tennessee Certification of Electronic Document

I, Nathan Byerly, 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 this electronic document is a true and exact copy of the original document executed and authenticated according to law on 6/25/2021 (date of document).

Affiant Signature

7/7/21
Date

State of Georgia

County of Gwinnett

Sworn to and subscribed before me this 7 day of July, 2021.

Notary's Signature

MY COMMISSION EXPIRES: 6/2/2022

NOTARY'S SEAL

