(2)

This instrument prepared by:
Momentum Title, LLC
75 Industrial Drive
Mt. Juliet, TN 37122
File Number: 8-13124-LV

Prepared by:
Record and Return to:
Chapman & Rosenthal Title, Inc.
1620 Westgate Circle, Suite 150
Brentwood, TN 37027

Karen Johnson Davidson County
Batch# 688330 DEEDWARR
08/02/2021 11:48:56 AM 2 pgs
Fees: $13.00 Taxes: $666.00

20210802-0103479

STATE OF TENNESSEE,
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $180,000.00.

Affiant

Subscribed and sworn to before me this the 30th ~~21st~~ day of July, 2021.

Notary Public
My Commission Expires: _____

TARA JONES NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 6, 2022

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Samuel Ward and Heather Neal 3880 Priest Lake Drive #60 Nashville, TN 37217	New Owner	136 03 0B 015 00 CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **James Douglas Greer, Jr., as Sole Heir at Law and Administrator of the Estate of James Douglas Greer, Sr.** , hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Heather Neal and Samuel Ward, wife and husband,** hereinafter called the Grantee(s), his/her/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 all of Unit No. 60, Building No. 28 on the plan of Phase 2, Priest Lake Park, Condominium Townhouses, as shown by plat appearing of record in Plat Book 4675, Page 145, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said lot.

Being the same property conveyed to James Douglas Greer, Sr., an unmarried man, by Warranty Deed from Michael Kevin Harrell, of record in Instrument No. 20110719-0055084, Register's Office of Davidson County, Tennessee, dated July 12, 2011 and recorded on July 19, 2011.

The said James Douglas Greer, Sr. died intestate on October 27, 2020 and his estate has been filed for Probate in Docket No. 21P104 in the Circuit Court of Davidson County, Tennessee, Probate Division. James Douglas Greer, Jr. is his only surviving heir, according to affidavits of heirship of record in Instrument No. 20210802-0103477 and Instrument No. 20210802-0103478, Register's Office for Davidson County, Tennessee.

This is ☒ improved or ☐ unimproved property located at: **3880 Priest Lake Drive, 60, Nashville, TN 37217.**

This conveyance is made subject to 1) Property taxes for the year 2021, and thereafter, a lien not yet due and payable. The 2021 taxes have been prorated between the parties as of the date of this instrument, with the Grantee paying his/her/their prorated share thereof to the Grantor who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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 do 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. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 21st day of July, 2021.

GRANTOR:

James Douglas Greer, Jr., as Sole Heir at Law

By: _____
James Douglas Greer, Jr.

Estate of James Douglas Greer Sr.

By: _____
James Douglas Greer, Jr., Administrator

STATE OF TENNESSEE
COUNTY OF Wilson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared James Douglas Greer, Jr., the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument in the capacity and for the purposes and therein contained.

WITNESS my hand and seal at office this 21st day of July, 2021.

_____
Notary Public
My Commission expires: NOV 28 2022

STATE OF TENNESSEE
COUNTY OF Wilson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared James Douglas Greer, Jr., Administrator of the Estate of James Douglas Greer Sr, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument in the capacity and for the purposes and therein contained.

WITNESS my hand and seal at office this 21st day of July, 2021.

_____
Notary Public
My Commission expires: NOV 28 2022