Karen Johnson Davidson County
Batch# 689727 DEEDWARR
08/04/2021 10:24:30 AM 5 pgs
Fees: $28.00 Taxes: $1,221.00
20210804-0104676

WARRANTY DEED

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

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS ~~$412,500.00~~ 330,000.00

Affiant

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

NOTARY PUBLIC

My commission expires: 6/2/2022

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

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 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 Nos. 38, 39, 40, and 41, 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 pursuant to Declaratory Judgment In the Circuit Court of the First Judicial Circuit, Alexander County, Illinois, filed on May 30, 2008 as Case No. 2008MR34P, attached hereto and made a part hereof as Exhibit "A".

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 Nos. 38, 39, 40, and 41, 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****

WITNESS my hand on June 24, 2021.

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

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

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

STATE OF ~~TENNESSEE~~ Mississippi, COUNTY OF ~~DAVIDSON~~ Adams

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 24 day of June, 2021.

STATE OF MISSISSIPPI NOTARY PUBLIC ID # 123920 JULIA F. SULLIVAN Commission Expires May 6, 2022 ADAMS COUNTY

Notary Public

My Commission Expires: May 6, 2022

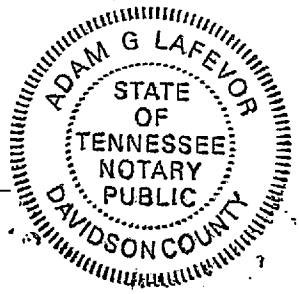
STATE OF TENNESSEE, COUNTY OF DAVIDSON

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.

ADAM G LAFEVOR STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public



My Commission Expires: 3/6/21

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: 3/6/21

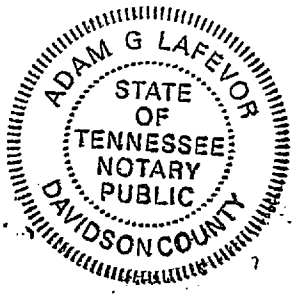


EXHIBIT A
PROPERTY DESCRIPTION

Land in Davidson County, Tennessee, being Lot Nos. 38, 39, 40 and 41, on 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 same property conveyed to Davidson Homes, LLC, an Alabama limited liability company from Jan Marie Wingfield, Steven Redman Greenwell and John Gregory Greenwell, Trustees of The John R. Greenwell B Trust, of record in Record Book _____, Page _____, in the Register's Office for Davidson County, Tennessee, dated June 18, 2021 and recorded

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

