① BRIDGEHOUSE TITLE
342 COOL SPRINGS BLVD
STE 202
FRANKLIN, TN 37067

WARRANTY DEED

BLAKE REYNOLDS STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $390,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13TH DAY OF AUGUST, 2021.

Notary Public

MY COMMISSION EXPIRES: 7.11.22

(AFFIX SEAL)

Karen Johnson Davidson County
Batch# 700637 DEEDWARR
08/19/2021 08:59:28 AM 2 pgs
Fees: $13.00 Taxes: $1,443.00

20210819-0112158

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 121 1st Ave S, Ste 200, Franklin, TN 37064-6300

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Marion T. Lopez	Broker Solutions Inc. dba New American Funding	16900000300
(NAME) 8082 Old Harding Pike	(NAME) 14511 Myford Rd., Suite 100	
(ADDRESS) Nashville, TN 37221	(ADDRESS) Tustin CA 92780	
(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 considerations, the receipt of which is hereby acknowledged, I/we **Nathan T Greer and Angie Greer, husband and wife**, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **Marion T. Lopez, an unmarried woman**, hereinafter called the GRANTEE(S), her assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

A tract of land in the 9th, formerly the 14th, Civil District of Davidson County, Tennessee, described according to a Survey made June 14, 1948, by Watkins and Murray, Surveyors as follows:

Beginning at a point 133 feet north of the center line of Highway No. 100, Lizzie Baltimore's easterly line; thence with said north 3 degrees 15' east 885.9 feet to the southerly margin of Ridge Road; thence with said road north 54 degrees 15' east 14 feet; thence south 30 degrees east 808.6 feet to a bolt in the center line of the Old Harding Road; thence south 45 degrees 15' west 200 feet; thence northwestwardly 100 feet; thence south 45 degrees 15' west 200 feet; thence northwestwardly 100 feet; thence southwestwardly 225 feet to the beginning.

Being the same property conveyed to Nathan T. Greer and wife, Mary M. Greer by Warranty Deed from Margaret E. Ashburn, unmarried, dated 10/20/1998 and recorded 10/27/1998, of record in Book 11170, Page 504, Register's Office for Davidson County, Tennessee.

Being the same property conveyed tc Nathan T. Greer by Quit Claim Deed from Mary M. Greer, dated 07/28/2003 and recorded 09/10/2003, of record in Instrument 200309100131764, Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ 8082 Old Harding Pike, Nashville, TN 37221
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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), her 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), her 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.

Effective the 13th day of August, 2021.

Nathan T Greer

Angie Greer

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Nathan T Greer and Angie Greer, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 13th day of August, 2021.

Notary Public:
My Commission Expires: 7.11.22

BLAKE REYNOLDS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

RETURN TO:
Stewart Title Company Tennessee Division
121 First Avenue South, Ste 200
Franklin, TN 37064

File No.: 1332986
Warranty Deed TN