Karen Johnson Davidson County
Batch# 715536 DEEDWARR
09/14/2021 01:07:30 PM 3 pgs
Fees: $18.00 Taxes: $1,165.50
20210914-0123216

RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
580 Franklin Rd.
Suite 203
Franklin, Tennessee 37069
File No.: QTN-1293-2021

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $315,000.00.

Alx Hollis
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7 day of Sept 2021

Shannon ONeill
NOTARY PUBLIC

My commission expires: 11/16/2024

SHANNON ONEILL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

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
Mark Alan Greenstein and Andrea Elizabeth Sargent 1959 Waterford Drive Nashville, TN 37138	Same address as new owner	053-06-0A-017-00

FOR AND IN CONSIDERATION of the sum of THREE HUNDRED FIFTEEN THOUSAND AND 00/100 Dollars ($315,000.00) and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **MARSHA GREENSTEIN AND GARY GREENSTEIN**, hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **MARK ALAN GREENSTEIN, AN UNMARRIED MAN AND ANDREA ELIZABETH SARGENT, AN UNMARRIED WOMAN**, hereinafter called the Grantee(s), their 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 Davidson County, Tennessee, being Lot No. 17 on the Plan of Phase 3, Waterford Subdivision, of record in Book 7900, page 707, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Marsha Greenstein and Gary Greenstein, wife and husband, from Susan M. Meador, an unmarried woman, by Warranty Deed dated July 2, 2021 and recorded July 15, 2021 in Instrument #20210715-0095437, said Register's Office.

Being the same property conveyed to Susan M. Meador, an unmarried woman, from Stonehorse Real Estate Holdings, LLC, a Tennessee limited liability company, by Warranty Deed dated September 20, 2019 and recorded September 23, 2019 in Instrument #20190923-0096339, said Register's Office.

Being the same property conveyed to Stonehorse Real Estate Holdings, LLC from Brenda S. Ferrell, unmarried, and Cindy L. Clowers, unmarried, by Warranty Deed dated August 28, 2014 and recorded August 29, 2014 in Instrument #20140829-0079134, said Register's Office.

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(s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that they are lawfully seized and possessed of said real estate; that they have 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 undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this 7th day of September, 2021

GRANTOR(S)

Marsha Greenstein

Gary Greenstein

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, a Notary Public, Marsha Greenstein and Gary Greenstein, 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 7 day of Sept, 2021.

SHANNON ONEILL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public

Shannon ONeill

Printed Notary Name

My commission expires: 11/6/2024

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 9/7/21 (date of document).

Jennifer L. Pennell

9/7/21
Date

State of Tennessee
County of Williamson

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

Katherine Warren
Notary's Signature

My Commission Expires: 4-13-22

Notary's Seal

