WARRANTY DEED

Karen Johnson Davidson County
Batch# 748927 DEEDWARR
11/03/2021 12:22:29 PM 3 pgs
Fees: $18.00 Taxes: $1,850.00

20211103-0147165

RETURN TO:
BANKERS TITLE & ESCROW CORP.
3310 WEST END AVE STE. 540
NASHVILLE, TN 37203

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $500,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2ND DAY OF NOVEMBER, 2021.

Notary Public

MY COMMISSION EXPIRES: 9/6/22
(Affix Seal)

ROBERT HOUSTON AKIN
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF DAVIDSON

THIS INSTRUMENT WAS PREPARED BY
R. Houston Akin, Mockingbird Title & Escrow Services, LLC, 1427 Greenwood Avenue, Nashville, TN 37206

File No.: 21-10-0118-HA

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NO(S).
Christopher Thomas and Taylor Thomas	New Owner	142-03-0-078.00
(NAME)	(NAME)	
7378 Bridle Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF No Dollars And No/100 Dollars ($0.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, JAMES N. GREENE AND MICHAEL L. GREENE, AS CO-EXECUTORS OF THE ESTATE OF W.O. GREENE, III, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO CHRISTOPHER ALAN THOMAS AND TAYLOR DAYNE THOMAS, HUSBAND AND WIFE, HEREINAFTER CALLED THE GRANTEES, 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 Lot(s) 316, as shown on the map entitled Walnut Hill Manor, Section 1, of record in Book 4460, page 108, as corrected in Book 4956, page 622, Register's Office for

Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to WILLIAM OTIS GREENE, III, UNMARRIED, by deed from BENNIE PAIGE WOOD, MARRIED, of record as Instrument No. 20140905-0081394, dated August 29, 2014, said Register's Office.

WILLIAM OTIS GREENE, III, also known as W. O. GREENE, III, died testate on or about March 16, 2021. Pursuant to the terms of his will of record in Docket No. 21P712, in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division, said property is to be administered as part of the probate estate and sold by JIM GREENE AND MICHAEL L. GREEN, CO-EXECUTORS OF THE ESTATE OF W.O. GREENE, III.

unimproved ☐
This is improved ☒ property, known as 7378 Bridle Drive, Nashville, TN 37221
(House No.) (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 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. 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.

Witness our hands this 2ND day of NOVEMBER, 2021.

Estate of W.O. Greene, III

BY: _____
James N. Greene, co-Executor

BY: _____
Michael L. Greene, co-Executor

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared James N. Greene, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be co-Executor of the Estate of W.O. Greene, III, the within named bargainor, and that such co-Executor, executed the foregoing instrument for the purpose therein contained, by personally signing his name as co-Executor of the Estate of W.O. Greene, III, the within named bargainor.

WITNESS my hand and seal at office the day and year above written.

Notary Public: _____

My Commission Expires: 9/6/22

ROBERT HOUSTON AKIN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF COFFEE

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared Michael L. Greene, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be co-Executor of the Estate of W.O. Greene, III, the within named bargainor, and that such co-Executor, executed the foregoing instrument for the purpose therein contained, by personally signing his name as co-Executor of the Estate of W.O. Greene, III, the within named bargainor.

WITNESS my hand and seal at office the day and year above written.

Notary Public: _____

My Commission Expires: 1-20-23

KENNETH H. PACE
STATE OF TENNESSEE NOTARY PUBLIC
COFFEE COUNTY