Y:

RETURNED TO:
BANKERS TITLE & ESCROW CORP
5107 MARYLAND WAY, SUITE 115
BRENTWOOD, TN 37027

THIS INSTRUMENT PREPARED BY: **Mudter, Patterson & Cox PLLC** **3811 Bedford Avenue** **Suite 205** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 36756-11-2021**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $1,034,561.00. Affiant Subscribed and sworn to before me this 10th day of December, 2021. Notary Public My Commission Expires: 12-08-24

DONNA L. SAVAGE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

WARRANTY DEED

Address New Owner: Jenna Van Weelden, Tom Van Weelden 1604 Observatory Court Nashville, TN 37215	**Send Tax Bills To:** Same	**Tax Information:** Map and Parcel No.: 11715017300

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Thomas Bagley Green, Jr., Bernard Riney Green, John Campbell Green and William Lee Green, devisees under the Last Will and Testament of Patricia Riney Green, deceased** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Jenna Van Weelden and Tom Van Weelden, joint tenants with right of survivorship** ("Grantees"), their heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 1604 Observatory Court, Nashville, TN 37215.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, their heirs and assigns, forever.

And Grantors covenant that they are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantors further covenant and binds themselves, their heirs and assigns to warrant and forever defend the title to said real estate to Grantees, their heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

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

Karen Johnson Davidson County
Batch# 774041 DEEDWARR
12/15/2021 10:34:23 AM 3 pgs
Fees: $18.00 Taxes: $3,827.88

20211215-0165522

IN WITNESS WHEREOF, Grantor has executed this instrument on the 10th day of December, 2021.

Thomas Bagley Green, Jr., Devisee

Bernard Riney Green, Devisee

John Campbell Green, Devisee

William Lee Green, Devisee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Thomas Bagley Green, Jr., Bernard Riney Green, John Campbell Green, and William Lee Green, devisees under the Last Will and Testament of Patricia Riney Green, deceased, said devisees being individuals 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, at office, this 10th day of December, 2021.

Notary Public

My Commission Expires:

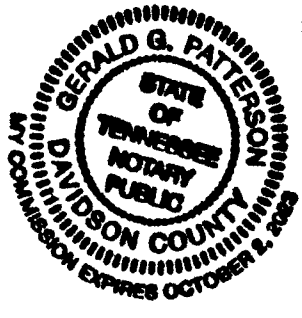


EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 3 on the Plan of Resubdivision of Lots 1 and 3 of Addition to Green Hills, of record in Plat Book 7900, Page 941, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Thomas B. Green and wife, Patricia R. Green by deed dated October 3, 1995 from Richard D. Sweeney and wife, Janice B. Sweeney of record in Book 9823, Page 758, Register's Office for Davidson County, Tennessee. Thomas B. Green having predeceased Patricia R. Green. Patricia R. Green being one and the same as Patricia Riney Green having since died on August 14, 2021 leaving a Last Will and Testament filed for Probate in Case No. 21P1842, Probate Court for Davidson County, Tennessee. In accordance with the terms of said Will, subject property was devised to Thomas Bagley Green, Jr., Bernard Riney Green, John Campbell Green and William Lee Green.

This conveyance is made subject to:

1. 2021 City/County Taxes which have been paid by the Grantor and prorated by the parties.
2. Restrictive Covenants contained in an instrument of record in Book 9661, Page 218, Register's Office for Davidson County, Tennessee.
3. All matters appearing on the Plan of record as Book 7900, Page 941, Register's Office for Davidson County, Tennessee.