Karen Johnson Davidson County
Batch# 828171 DEEDWARR
03/24/2022 01:51:30 PM 3 pgs
Fees: $18.00 Taxes: $2,997.00
20220324-0034164

WARRANTY DEED

STEPHANIE LUNA
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY
MY COMMISSION EXPIRES 6-25-2025

G-VRES-22-1425

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Williamson sk

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $810,000.00.

Lauren Weber
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF MARCH, 2022.

Notary Public

MY COMMISSION EXPIRES: 6/25/25
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Misty Mitchell	Canopy Mortgage, LLC.	
(NAME)	(NAME)	083-02-037.00
1425 Greenwood Avenue	300 Technology Ct. Ste 200	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206	Lindon, UT. 84042	
(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 consideration, the receipt of which is hereby acknowledged, **RYAN K. GREENE AND TAYLOR D. GREENE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **MISTY MITCHELL, A SINGLE WOMAN,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Easterly 55 feet of the Westerly 116 feet of Lot No. 4 on the Plan of H. M. Doak's Subdivision of Land, of record in Book 332, Page 22, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Ryan K. Greene and Taylor C. Diehl, husband and wife by Warranty deed from Jill A. Mongene, married of record in Instrument No. 20140702-0058225 Register's Office for Davidson County, Tennessee, dated June 23, 2014 and recorded on July 02, 2014.
Being the same property conveyed to Ryan K. Greene and Taylor D. Greene, husband and wife, as joint tenants by Quitclaim deed from Ryan K. Greene and Taylor D. Greene F/K/A Taylor D. Diehl, husband and wife of record in Instrument No. 20200720-0079495 Register's Office for Davidson County, Tennessee, dated June 20, 2020 and recorded on July 25, 2020.

This conveyance is subject to:
- Taxes for the year 2022 and subsequent years, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Book 332, Page 22, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1425 Greenwood Avenue, Nashville, Tennessee 37206**.

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), their heirs and 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), 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 my/our hand(s) this the 15th DAY OF MARCH, 2022.

Ryan K. Greene by Taylor D. Greene
Attorney in Fact

Ryan K. Greene by Taylor D. Greene,
Attorney in Fact

Taylor D. Greene

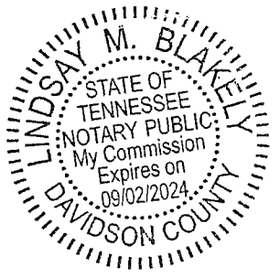
Taylor D. Greene

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, TAYLOR D. GREENE, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of RYAN K. GREENE, and who acknowledged he/she/they executed the same as the free act and deed of the said RYAN K. GREENE.

Witness my hand and official seal, this the 15th of March, 2022.

Notary Public
My Commission Expires: _____
(SEAL)



STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, TAYLOR D. GREENE, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 15th of March, 2022.

Notary Public
My Commission Expires: _____
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

Certificate of Authenticity

I, Lauren Weber, do hereby make oath that I am 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 March 15, 2022.

Lauren Weber
Affiant Signature

March 15, 2022
Date

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 15th day of March, 2022.

Notary's Signature
My Commission Expires: 6/25/25

Notary's Seal

