Karen Johnson Davidson County
Batch# 901216 DEEDWARR
08/09/2022 02:44:30 PM 4 pgs
Fees: $23.00 Taxes: $1,295.00
20220809-0090649

STATE OF TENNESSEE
COUNTY OF DICKSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $350,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1ST DAY OF AUGUST, 2022.

Notary Public

MY COMMISSION EXPIRES: 1/11/2026

(AFFIX SEAL)

STEPHEN SISCO
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

PREPARED BY & RETURN TO:
Realty Title & Escrow Company, Inc.
1904 Highway 46 South, Suite 2
Dickson, TN 37055

17-NSH22-03972

Address of New Owner:	Send Tax Bills to:	Tax Information:
Jerod K. McBrayer and Alex Glover McBrayer 484 Paragon Mills Road Nashville, Tennessee 37211	New Owner	140-00-0-064.00 and 140-00-0-065.00

WARRANTY DEED

For and in consideration of the sum of ten dollars and no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Ginger Dianne Greene, devisee under the Last Will and Testament of Gerald Franklin Greene, deceased, and Teresa G. Norvell,** hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Jerod K. McBrayer and Alex Glover McBrayer, husband and wife,** hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

PARCEL 1:
Land in the 2nd Civil District of Davidson County, Tennessee, being described according to a survey by J. Bruce Rainey, Surveyor No. 823, dated July 25, 1995, known as Job No. 950094, more particularly described as follows:

Beginning at a point on the Easterly margin of 50' joint use ingress, egress and public utility easement, said point of beginning being in the original boundaries of the Heath Property and also being the Southeast corner of the herein described Tract and the Northeast corner of Tract 16 as shown on the plan of the Heath Property, division not of record; thence, with the Northerly line of Tract 16, 15 and 11, North 85 degrees 50 minutes 32 seconds West 1012.30' to an iron pin, the Southwest corner of the herein described Tract; thence, leaving the Northerly line of Tract 11, North 02 degrees 31 minutes 27 seconds East 261.97' to an iron pin, the Southwest corner of Tract 18 on said plan; thence, with the common line between Tracts 17 and 18,South 85 degrees 50 minutes 32 seconds East 967.58' to an iron pin in the original boundary line; thence, with the original boundary line, the following two calls: South 07 degrees 34 minutes 46 seconds West 36.43' to an iron pin; thence, South 09 degrees 23 minutes 50 seconds East 231.95' to the point of beginning, containing 5.92 acres, more or less.

Included in the above described Tract is a 50' joint use ingress, egress and public utility easement, lying along the Easterly property lines of said Tract and also adjacent 15' public utility easement that lies immediately adjacent to and West of the above mentioned 50' Joint use ingress, egress and public utility easement.

Being the same property conveyed to Larry K. Watts, unmarried by Installment deed from Lloyd Franklin Green, unmarried of record in Book 9778, page 381, Register's Office for

Davidson County, Tennessee, dated August 24, 1995 and recorded on August 30, 1995. (Value or consideration shown in aforementioned deed $15,000.00.)

Being the same property conveyed to Lloyd Franklin Greene by Larry D. Craig by Successor Trustee's Deed dated July 21, 1999, or record in Book 11588, Page 325, in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Lloyd F. Greene, Trustee and his successors in Trust, of The Lloyd F. Greene Revocable Living Trust by Quitclaim deed from Lloyd F. Greene of record in Instrument No. 20090817-0077178 Register's Office for Davidson County, Tennessee, dated August 12, 2009 and recorded on August 17, 2009. (Value of consideration shown in aforementioned deed $0.00.)

Said Lloyd F. Greene became deceased on March 27, 2012.

Being the same property conveyed to Teresa G. Norvell and Gerald F. Greene, tenants in common by Trustee's deed from Teresa G. Norvell, Trustee of The Lloyd F. Greene Revocable Living Trust dated August 12, 2009 of record in Instrument No. 20121120-0107196 Register's Office for Davidson County, Tennessee, dated November 09, 2012 and recorded on November 20, 2012. (Value of consideration shown in aforementioned deed $0.00.)

Gerald F. Greene died testate on February 2, 2022. The Last Will and Testament of Gerald Franklin Greene, deceased being probated in the Chancery Court for Hickman County, Tennessee, Docket No. 22-CV-7402. Letters Testamentary have been issued to Ginger Dianne Greene, Executrix. Said Will gives all real property as part of the residuary clause to Ginger Dianne Greene.

Gerald Franklin Greene is one and the same person as Gerald F. Greene.

PARCEL 2:
Land in the 2nd Civil District of Davidson County, Tennessee, being described according to a survey by J. Bruce Rainey, Surveyor No. 823, dated July 25, 1995, known as Job No. 950094, more particularly described as follows:

Beginning at an iron pin, said point of beginning being the Southeast corner of the herein described Tract and also being the Northeast corner of Tract 17 of the Heath Property, division not of record; thence, with the line of Tract 17, North 85 deg. 50' 32" West 967.58' to an iron pin; thence, leaving the line of Tract 17, North 02 deg. 31' 27" East 264.64' to an iron pin; thence, South 85 deg. 50' 32" East 990.94' to an iron pin; thence, South 07 deg. 34' 46" West 265.00' to the point of beginning, containing 5.95 acres, more or less.

Being the same property conveyed to Teresa G. Norvell and Gerald F. Greene, tenants in common by Trustee's Deed from Teresa G. Norvell, Trustee of The Lloyd F. Greene Revocable Living Trust dated August 12, 2009 of record in Instrument No. 20121120-0107198 Register's Office for Davidson County, Tennessee, dated November 09, 2012 and recorded on November 20, 2012. (Value of consideration shown in aforementioned deed $0.00.)

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as: 8670 Poplar Creek Road, Nashville, TN 37221

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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.

Ginger Dianne Greene, in her capacity as Executrix of the Estate of Gerald F. Greene, deceased, joins in the execution of this instrument for the purpose of conveying the interests of said Estate, if any, in the subject property, and relinquishing any right to recover the subject property in the event of a subsequent insolvency of this Estate.

WITNESS my hand this 1st day of August, 2022

Ginger Dianne Greene
Executrix

Ginger Dianne Greene, devisee under the Last Will and Testament of Gerald Franklin Greene, deceased

BY: Ginger Dianne Greene
Ginger Dianne Greene

Teresa G. Norvell
Teresa G. Norvell

STATE OF TENNESSEE
COUNTY OF DICKSON

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Teresa G. Norvell, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and seal at Dickson, Tennessee, this 1st day of August, 2022.

Deanna F Wood
Notary Public

My Commission Expires: _____

DEANNA F. WOOD
STATE OF TENNESSEE NOTARY PUBLIC
DICKSON COUNTY
My Commission Expires 12-27-2025

STATE OF TENNESSEE
COUNTY OF DICKSON

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Ginger Dianne Greene, Executrix of the Estate of Gerald F. Greene, deceased, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within instrument for the purposes therein contained

Witness my hand and seal at Dickson, Tennessee, this 1st day of August, 2022.

Deanna F Wood
Notary Public

My Commission Expires: _____

DEANNA F. WOOD
STATE OF TENNESSEE NOTARY PUBLIC
DICKSON COUNTY
My Commission Expires 12-27-2025

STATE OF TENNESSEE
COUNTY OF DICKSON

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Ginger Dianne Greene, devisee under the Last Will and Testament of Gerald Franklin Greene, deceased, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within instrument for the purposes therein contained

Witness my hand and seal at Dickson, Tennessee, this 1st day of August, 2022.

Deanna F Wood
Notary Public

My Commission Expires: _____

DEANNA F. WOOD
STATE OF TENNESSEE NOTARY PUBLIC
DICKSON COUNTY
My Commission Expires 12-27-2025

TRUE COPY CERTIFICATION

Required under T.C.A. § 66-24-101(d)(3) after July 1, 2021

I, Faith Lowe, 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 this electronic document is a true and exact copy of the original document executed and authenticated according to law on August, 5, 2022.

Custodian's Signature

8/5/22
date

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn to and subscribed before me this 5th day of August, 2022.

Notary Public

MY COMMISSION EXPIRES: 1/11/2026

