Karen Johnson Davidson County
Batch# 966653 DEEDWARR
02/03/2023 11:37:30 AM 3 pgs
Fees: $18.00 Taxes: $1,850.00
20230203-0008001

WARRANTY DEED

STATE OF TN
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 1 DAY OF February, 2023.

Notary Public

MY COMMISSION EXPIRES: 8-20-2023
(AFFIX SEAL)

JOHN W. BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

THIS INSTRUMENT WAS PREPARED BY
Providence Title, LLC, 25 Century Blvd, Suite 402, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS: Marc Alexander Greeley and Christopher Martin Stanley	SEND TAX BILLS TO: Legacy Home Loans dba Steadfast Mortgage	MAP-PARCEL NUMBERS
(NAME) 7600 Cabot Drive #1407	(NAME) 1036 Stearman Drive, Ste 6	105030A00400CO
(ADDRESS) Nashville, TN 37209	(ADDRESS) White House, TN 37188	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **Ameliah J. Fortune, a married woman**, HEREINAFTER CALLED THE GRANTOR(S), HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO **Marc Alexander Greeley, unmarried and Christopher Martin Stanley, unmarried,** HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson, COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Unit No. 1070-B as shown on the Exhibit attached to the Fifth Amendment to the Declaration establishing 1072 Southview on Second as of record in Instrument 20110523-0039435 (re-recorded in Instrument No. 20110829-0066724). The Declaration establishing 1072 Southview on Second being of record in Instrument 20100210-0010391, and further Amended in Instrument Nos. 20110113-0003548, 20110215-0012678, 20110401-0025137, 20110405-0026016, 20110523-0039435 (re-recorded in Instrument No. 20110829-0066724), 20110524-0039750, 20110801-0058964, 20121004-0090926, 20121009-0092440, 20121026-0098610 and 20130207-0012750 all in the Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to AMELIAH J. TOM, UNMARRIED WOMAN, by deed of record in Instrument No. 20200512-0049300, dated May 5, 2020, said Register's Office. AMELIAH J. TOM has since married Taylor Fortune and is now known as AMELIAH J FORTUNE; the said Taylor Fortune joins in the Execution of this instrument to convey any marital interest.

This conveyance is subject to all easements, restrictive covenants and conditions including those located in the Register's office of Davidson County, Tennessee and all other matters of record, including all items set out on any applicable plat of record.

unimproved
This is improved x property, known as 1070B 2nd Ave S Nashville, TN 37210
(House Number) (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 my hand this 1st day of February, 2023.

Ameliah J. Fortune

Taylor Fortune

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, **Ameliah J. Fortune and Taylor Fortune**, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 1st day of February, 2023.

Notary Public

My Commission Expires: 1-6-25

CARI ALLEN
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 01/06/2025
DAVIDSON COUNTY

True Copy Certification

I, **Diane March,** 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 this the 1st day of February, 2023.

Affiant Signature
Date 02/01/2023

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 1st day of February, 2023.

Notary's Signature
MY COMMISSION EXPIRES: 8-20-2023

JOHN W. BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON