Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: G-VRES-23-2050

WARRANTY DEED

Karen Johnson Davidson County
Batch# 986565 DEEDWARR
03/30/2023 09:47:33 AM 2 pgs
Fees: $13.00 Taxes: $1,711.25

20230330-0023092

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $462,300.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th day of March, 2023.

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

Logan C.E. Ball
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 06/11/2023
CHEATHAM COUNTY

THIS INSTRUMENT WAS PREPARED BY
Allegiance Title of Tennessee, LLC
278 Doug Warpoole Road, Ste 218
Smyrna, TN 37167

23004618

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Joan Ellen Signorille and Dennis Pierce Greeno, Trustees of the Signorille Greeno Living Trust dated April 5, 2021, and any amendments thereto	Same As New Owner	
(NAME)	(NAME)	114 07 0A 017.00CO
2050 Traemoor Village Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209		
(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, WE, **Jonathan Golab, Executor of the Estate of William E. Golab, deceased** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Joan Ellen Signorille and Dennis Pierce Greeno, Trustees of the Signorille Greeno Living Trust dated April 5, 2021, and any amendments thereto** 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:

Being all of Unit No. 17, Townhomes of Traemoor Village as shown on Exhibit A1 of the Declaration of Covenants, Conditions and Restrictions for the Townhomes of Traemoor Village of record in Instrument Number 20070323-0035561; 20080318-0027145 and 20080808-0081934 , Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being all of the same property conveyed to William E. Golab, a married man by Warranty Deed dated September 30, 2008 from Beazer Homes Corp., a Tennessee Corporation, of record in Instrument Number 20081002-0100427, Register's Office for Davidson County, Tennessee. William E. Golab having since died testate on October 2, 2022. Jonathan Golab conveys the subject property as Executor of the Estate of William E. Golab filed as Case No. 22P1893, Davidson County Clerk's office.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations.

Improved Property known as: **2050 Traemoor Village Drive, Nashville, Tennessee 37209**

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 27th day of March, 2023.

Estate of William E. Golab

By: _____
Jonathan Golab, Executor

STATE OF TENNESSEE
COUNTY OF Rutherford

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Jonathan Golab, Executor of the Estate of William E. Golab the bargainor (s), 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 at Smyrna, Tennessee this 27th day of March, 2023.

Commission expires: 2-22-25



_____
Notary Public

RETURN TO:

ALLEGIANCE TITLE OF TENNESSEE, LLC
278 DOUG WARPOOLE ROAD, STE 218
SMYRNA, TN 37167