This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, TN 37203
File Number: 1-20695-AP

Karen Johnson Davidson County
Batch# 993116 DEEDWARR
04/18/2023 10:58:30 AM 3 pgs
Fees: $18.00 Taxes: $971.25
20230418-0028414

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $262,500.00.

Affiant

Subscribed and sworn to before me, this the 17th day of April, 2023.

JIM MYERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public
My Commission Expires: 11-6-2024

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Brad Greer Sharon Greer 6213 Milbrook Rd Brentwood, TN 37027	New Owner	160-14-0B-091-00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Samantha Kay Jones, an unmarried woman**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Brad Greer and Sharon Greer, husband and wife**, hereinafter called the Grantee(s), his/her/their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Being a certain condominium apartment situated in Davidson County, Tennessee, being Unit No. 5791, and the appurtenant interest in the common elements of Brentwood Trace, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established under the Master Deed establishing a horizontal property regime of Brentwood Trace, of record in Book 5524, page 415; as amended in Book 5545, page 510, Register's Office for Davidson County, Tennessee. Said Unit being also depicted on the site-plan of Revised Brentwood Trace Condominiums, of record in Book 5200, page 261, said Register's Office. The easements, including, but not limited to, all sewer, water, electrical, telephone and other utility easements, now or hereafter established over, through or upon the land embracing the regime and building thereon, the restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of Brentwood Trace provided in said Master Deed, as amended, together with the By-Laws as recorded and amended, the aforementioned site-plan as recorded, and the undivided percentage interest in the Common Elements appurtenant to each Unit, are incorporated herein by reference and made a part hereof the same as though copied herein for a more complete identification, description and placement of such Unit.

Being the same property conveyed to Samantha Kay Jones, an unmarried woman by Warranty Deed from D & C Rental Properties, LLC, an Arkansas limited liability company, dated April 16, 2021, recorded April 19. 2021, of record in Instrument No. 20210419-0051610, Register's Office for Davidson County, Tennessee.

This is improved property located at: **5791 Brentwood Trace, Brentwood, TN 37027**

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This conveyance is made subject to 1) Property taxes for the year 2023 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this 17th day of April, 2023.

GRANTOR:
Signed with Stavvy:
Samantha Kay Jones
Samantha Kay Jones

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, an Electronic Notary Public of the State and County aforesaid, personally appeared through audio and video communication, Samantha Kay Jones, the within named bargainor(s), 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 foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 17th day of April, 2023.

CHARLES D LIGHTSEY
State Of Tennessee Notary Public
County of Davidson
My Commission Expires March 3, 2026
Online Notary Public - Notarized remotely via audio/video communication using Stavvy

Signed with Stavvy:
Notary Public
My Commission expires: 3/ 3/2026

Document Id: c0a05a86-9708-4351-8b5d-e9ad2e8d9591

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- **The text of a certification of an electronic document must be in the following form.**

I, Kirsten Virden, **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 electric document is a true and exact copy of the original document executed and authenticated according to law on 4-17-2023 **(date of document).**

Kirsten Virden

Affiant Signature

Date: 4-17-2023

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 18th **day of** April **, 2** 023 **.**

Rachel Marie Collins

Notary Signature

MY COMMISSION EXPIRES: 3.10.2024

Notary's Seal (if on paper)

RACHEL MARIE COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM